THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 635239 DEEDQC
05/13/2021 12:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210513-0064761

Grantee Address
Brandon Peterson
323 SHADOW GLEN DR Condo 1
NASHVILLE, TN 37211

Mail Tax Statements to:
Brandon Peterson
323 SHADOW GLEN DR Condo 1
NASHVILLE, TN 37211

QUITCLAIM DEED

THIS INDENTURE, Made this 19th day of April, 2021, by and between Brandon Peterson and Alyssa Anita Hewes Peterson, who acquired title as, Alyssa Hewes, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Brandon Peterson and Alyssa Anita Hewes Peterson, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 323 SHADOW GLEN DR CONDO 1, NASHVILLE TN, 37211).

BEING the same premises which Lusk Tatum Properties, LLC in deed dated 9/11/2019 and recorded 9/12/2019 in the DAVIDSON County Recorder's Office in Deed Book Volume INSTRUMENT# 20190912-0092367, page , granted and conveyed to Brandon Peterson and Alyssa Hewes, husband and wife.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Brandon Peterson

Alyssa Anita Hewes Peterson

State of Tennessee

County of Davidson (SS)

On this 19th day of April in the year 2021 before me, the undersigned notary public, personally appeared Brandon Peterson & Alyssa Anita Hewes Peterson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.

Affiant

Subscribed and sworn to before me this 19th day of April, 2021

Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File No: 904373

TAXPAYER/OWNER: Brandon Peterson
ADDRESS: 323 SHADOW GLEN DR CONDO 1, NASHVILLE TN, 37211

Exhibit A

File No.: 904373

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 97 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No: 20050425-0045905; Instrument No: 20050520-0056887; Instrument No: 20050520-0056887; Instrument No: 20051007-0121715; Instrument No: 20051107-0134921; Instrument No: 20051207-0147464; Instrument No: 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from Lusk Tatum Properties, LLC to Brandon Peterson and Alyssa Hewes, husband and wife as set forth in Deed Instrument #20190912-0092367, dated 9/11/2019, recorded 09/12/2019, DAVIDSON County, TENNESSEE.

Tax ID: 161160A09700CO

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~attorney and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784