Karen Johnson Davidson County
Batch# 644014 DEEDQC
05/25/2021 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210525-0070997

Return to:

FIDELITY NATIONAL TITLE
10200 SW GREENBURG ROAD, SUITE 110
PORTLAND OR 97223
FILE NO. 45142107111-10

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVEN CLAPP	STEVEN CLAPP, SINGLE	148 10 0C 001.00CO
123 ANTON DRIVE NASHVILLE TN 37211	123 ANTON DRIVE NASHVILLE TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **STEVEN CLAPP AND BRITTANY K. AUSTIN, WHO ACQUIRED TITLE AS BRITTANY CLAPP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **STEVEN CLAPP, SINGLE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO 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 A ON THE MASTER DEED AND DECLARATION OF COVENANTS AND RESTRICTIONS FOR ANTON DRIVE 9, OF RECORD IN INSTRUMENT NUMBER 20060815-0100398, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REVISING LOT 9 ON THE PLAN OF ANTON PLACE, OF RECORD IN PLAT BOOK 9700, PAGE 376 AND SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 10589, PAGE 126, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20170703-0066898 in the Register's Office of Davidson County, Tennessee.

Property known as, 123 ANTON DRIVE, NASHVILLE TN 37211,

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of May, 2021.

STEVEN CLAPP

BRITTANY K. AUSTIN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Quentin Isabell of the state and county mentioned, personally appeared **STEVEN CLAPP and BRITTANY K. AUSTIN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public
Printed Name: Quentin Isabell
My Commission Expires: March 3, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant Steven Clapp

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 20th day of May, 2021.

Notary Public
My commission expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

True Copy Certification

I, Deb Croucher, do hereby make oath that I am a licensed 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 Oregon

County of Washington

Personally appeared before me, Jennifer Gannon, a notary public for this county and state Deb Croucher who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-16-21

Notary' Seal (if on paper)

OFFICIAL STAMP
JENNIFER ANN GANNON
NOTARY PUBLIC-OREGON
COMMISSION NO. 967494
MY COMMISSION EXPIRES OCTOBER 16, 2021