Karen Johnson Davidson County
Batch# 646179 DEEDQC
05/28/2021 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210528-0072606

Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10301303

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
ANDREW B. SHUTE JR. AND LAQUITA R. SHUTE	ANDREW B. SHUTE JR. AND LAQUITA R. SHUTE	059 08 0 050.00
2616 VISTA LANE NASHVILLE, TN 37207	2616 VISTA LANE NASHVILLE, TN 37207	

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, **ANDREW B. SHUTE, ALSO KNOWN AS ANDREW B. SHUTE JR. AND WIFE, LAQUITA R. SHUTE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ANDREW B. SHUTE JR. AND WIFE, LAQUITA R. SHUTE**, 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 Lot No. 1, on the Plan of Parkwood Trace, Section I, of record in Book 6900, page 439, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew B. Shute and wife, Laquita R. Shute, by a deed dated on 12/09/1994 and recorded on 12/13/1994 in Instrument No. 16921 in the County of Davidson, Tennessee.

Property known as, 2616 VISTA LANE, NASHVILLE, TN 37207

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 8 day of April, 2021.

ANDREW B. SHUTE
A/K/A ANDREW B. SHUTE JR.

LAQUITA R. SHUTE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derek Truelove of the state and county mentioned, personally appeared **ANDREW B. SHUTE, A/K/A ANDREW B. SHUTE JR. AND LAQUITA R. SHUTE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Derek Truelove
My Commission Expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

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 $ 0 10.00

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 8 day of April, 2021

Notary Public
My commission expires. 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Irma Covarrubio, 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.

Signer's Name

Signature

State of TEXAS

County of Collin

Personally appeared before me, Carroll Owen, a notary public for this county and state, Irma Covarrubio, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 2/21/2022

NOTARY'S SEAL

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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