Karen Johnson Davidson County
Batch# 656836 DEEDQC
06/15/2021 10:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210615-0080417

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services, 1000 Commerce Dr, Suite 520, Pittsburgh, PA 15275

Reference Number: 700114

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Elizabeth Katherine Phillips and Jeremy D. Wrable	Elizabeth Katherine Phillips and Jeremy D. Wrable	073-07-0-058-00
2409 Fairbrook Drive	2409 Fairbrook Drive	
Nashville, TN 37214-1413	Nashville, TN 37214-1413	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ELIZABETH KATHERINE PHILLIPS and JEREMY D. WRABLE, now as wife and husband, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ELIZABETH KATHERINE PHILLIPS and JEREMY D. WRABLE, wife and husband, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2409 Fairbrook Drive, Nashville, TN 37214-1413, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Section Six, Sunset View, as of record in Plat Book 2900, pages 54 and 55, Register's Office for said County, to which plan reference is made for a more complete description.

Tax ID No.: 073-07-0-058-00

Being the same property conveyed to Elizabeth Katherine Phillips and Jeremy D Wrable, deed dated 10/15/2019, recorded 11/18/2019, Instrument No. 20191118-0118527, in the County of Davidson, State of Tennessee..

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2409 Fairbrook Drive, Nashville, TN 37214-1413.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of June, 2021.

Elizabeth Katherine Phillips

ELIZABETH KATHERINE PHILLIPS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELIZABETH KATHERINE PHILLIPS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of June, 2021.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7 day of June, 2021.

JEREMY D. WRABLE

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF Clark

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JEREMY D. WRABLE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 7 day of June, 2021.

Notary Public
My Commission expires: 5/18/2024

Mercedes Gent
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-0951-01
My Appt. Expires May 18, 2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

ELIZABETH KATHERINE PHILLIPS

JEREMY D. WRABLE

Subscribed and sworn to before me this 4th day of June, 2021.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

NEVADA NOTARY ACKNOWLEDGEMENT
(EXECUTION OF JURAT)

State of Nevada }

County of Clark }

Signed and sworn (or affirmed) before me on 6/7/2021 [date] by Jeremy Wrable [name(s) of person(s) making statement].

(Seal)

Mercedes Gant
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-0951-01
My Appt. Expires May 13, 2024

Signature of notarial officer

Notary
Title (and Rank)

Copyright © 2018 NotaryAcknowledgement.com. All Rights Reserved.

TRUE COPY CERTIFICATION

I, SHANNON TAYLOR, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, SHANNON TAYLOR, 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: 5/6/2025

Notary's Seal:

Commonwealth of Pennsylvania - Notary Seal
Sean Depp, Notary Public
Allegheny County
My commission expires May 6, 2025
Commission number 1312669
Member, Pennsylvania Association of Notaries