This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 660577 DEEDQC
06/21/2021 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083298

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11 day of June, 2021

Notary Public

My Commission expires 1/4/25

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Brad M. Kaufman and Shelby McCall Guinade
605 Elmont Cove
Nashville, TN 37211

SEND TAX BILLS TO:
Brad Marshall Kaufman and Shelby McCall Guinade
605 Elmont Cove
Nashville, TN 37211

MAP AND PARCEL NUMBER: 180-04-0A-033.00

QUITCLAIM DEED

21NT01536

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Brad M. Kaufman, an unmarried man

By these presents do remise, release and **QUITCLAIM** unto

Brad M. Kaufman and Shelby McCall Guinade, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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. 157 on the plan of Highland Creek, Section one, as of record in Plat Book 9700, Pages 959 & 960, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Brad M. Kaufman, an unmarried man by Warranty Deed from Herbert W. Ford and wife, Merideth D. Ford as recorded 10/01/2010 as Document 20101001-0078163.

Tax ID: 180-04-0A-033.00

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 our hands this 11 day of Jun, 2021.

Brad M. Kaufman

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brad M. Kaufman**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of Jun, 2021.

Notary Public

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 6/11/2021.

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 our hands this 11 day of Jun, 2021.

Shelby McCall Guinade

State of TN }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shelby McCall Guinade**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of Jun, 2021.

Notary Public

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 7/5/22

Certificate of Authenticity

I, Shawn Stevens **, do hereby make oath that I am a license attorney and/or 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 Tennessee

County of Davidson

Personally appeared before me Cortney Jacks**, a notary public for this county and state,** Shawn Stevens **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: 5/7/24

Notary's Seal (If on paper)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024