Karen Johnson Davidson County
Batch# 681639 DEEDQC
07/22/2021 10:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210722-0098435

Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. 21154554R

QUITCLAIM DEED

21154554R-QCD

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
DANIEL GREEN	DANIEL GREEN	172030A16100CO
1765 BOXWOOD DRIVE NASHVILLE, TN 37211	1765 BOXWOOD 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, **DANIEL GREEN AND KATHRYN GREEN, AN UNMARRIED COUPLE WHO ACQUIRED TITLE AS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DANIEL GREEN, AN UNMARRIED MAN**, 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:

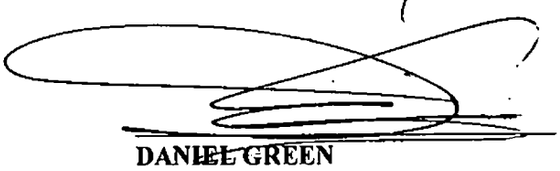
LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 79 ON THE PLAN OF SUMMIT AT THE WOODLANDS, AS SHOWN ON PLAT RECORDED IN INSTRUMENT NO 20170724 0074740, IN THE REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PREMISES CONVEYED UNTO DANIEL GREEN AND KATHRYN GREEN, HUSBAND AND WIFE, BY VIRTUE OF WARRANTY DEED FROM KENNETH JOHN ADLER, MARRIED MAN, DATED SEPTEMBER 27, 2019, RECORDED OCTOBER 7, 2019, IN INSTRUMENT: 20191007-0102228. POWER OF ATTORNEY DOCUMENT FOR KATHRYN GREEN DATED SEPTEMBER 23, 2019 AND RECORDED OCTOBER 07, 2019 IN INSTRUMENT: 20191007-0102229 APPOINTING DANIEL GREEN.

Property known as, 1765 BOXWOOD 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 4 day of June, 2021



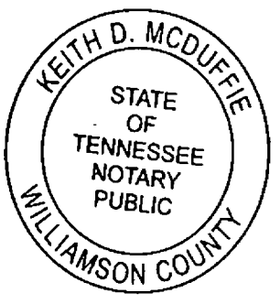
DANIEL GREEN

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Keith D McDuffie of the state and county mentioned, personally appeared **DANIEL GREEN**, 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: Keith D McDuffie
My Commission Expires: 9/22/24

Witness my hand this 15th day of May, 2021.

Kathryn Green
KATHRYN GREEN

STATE OF TENNESSEE /Illinois

COUNTY OF DuPage

Before me, Cynthia Y. Castelan of the state and county mentioned, personally appeared **KATHRYN GREEN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CYNTHIA Y CASTELAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 29, 2023

Notary Public
Printed Name: Cynthia Y. Castelan
My Commission Expires: 10/29/23

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 $_____.

_____
Affiant

STATE OF TENNESSEE

COUNTY OF _____

Subscribed and sworn before me this _____ day of _____, 20___.

_____
Notary Public
My commission expires:

Witness my hand this _____day of_____, 20___.

_____
KATHRYN GREEN

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **KATHRYN GREEN**, 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: _____
My Commission Expires: _____

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 .

Affiant

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF Montgomery

Subscribed and sworn before me this the 2 day of July, 2024.

Notary Public
My commission expires: 5/17/23

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1202568
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, David Rich, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/4/21 (date of document).

Affiant Signature

7/6/2021
Date

State of FL

County of BREVARD

Sworn to and subscribed before me this 6 day of July, 21.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.