THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
MARK DAVID NELSON
4036 Lancashire Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 686795 DEEDQC
07/30/2021 09:42:30 AM 5 pgs
Fees: $37.00 Taxes: $0.00
20210730-0102596

Mail Tax Statements to:
MARK DAVID NELSON
4036 Lancashire Dr
Antioch, TN 37013

Tax exempt per 66-5-209(6)

QUITCLAIM DEED

DOCKET NO: 20D1122

THIS INDENTURE, Made this 5th day of February, 2021, by and between Mark David Nelson, a single man who aquirred title as married to Susan Dianne Nelson, now divorced of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Mark David Nelson, a single man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 4036 LANCASHIRE DR, ANTIOCH TN, 37013).

BEING the same premises which Brenda J. Nelson in deed dated 11/17/2006 and recorded 11/27/2006 in the DAVIDSON County Recorder's Office in Deed Book Volume 20061127-0145694, page , granted and conveyed to Mark David Nelson.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Mark David Nelson
MARK DAVID NELSON

Susan Dianne Nelson

State of TN

County of Davidson (SS)

On this 25 day of FEB in the year 2021 before me, the undersigned notary public, personally appeared Mark David Nelson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

J. MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is ~~$21,000.00~~ $0 MDN.

Mark David Nelson
Affiant

Subscribed and sworn to before me this 25 day of FEB, 2021.

Notary Public
My Commission Expires: 9-6-2022

J. MICHAEL COMBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

File No: 797173

TAXPAYER/OWNER: MARK DAVID NELSON
ADDRESS: 4036 LANCASHIRE DR, ANTIOCH TN, 37013

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Susan D. Nelson

MARK DAVID NELSON

Susan Dianne Nelson

Susan D. Nelson

State of Tennessee

County of Rutherford (SS)

On this 5th day of February in the year 2021 before me, the undersigned notary public, personally appeared Susan D Nelson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Molly M Soles

Notary Public

MOLLY M. SOLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires Apr. 17, 2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is ~~$ 21,000 00~~ 50 SDN.

Susan D. Nelson

Affiant

Subscribed and sworn to before me this 5th day of February, 2021.

Molly M Soles

Notary Public

My Commission Expires: April 17, 2023

MOLLY M. SOLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires Apr. 17, 2023

File No: 797173

TAXPAYER/OWNER: MARK DAVID NELSON
ADDRESS: 4036 LANCASHIRE DR, ANTIOCH TN, 37013

Exhibit A

File No.: 797173

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 619, on the plan of Section 2, Kensington of Priest Lake, as shown on plat of record in Plat Book 6250, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed from Brenda J. Nelson to Mark David Nelson as set forth in Deed Instrument #20061127-0145694, dated 11/17/2006, recorded 11/27/2006, DAVIDSON County, TENNESSEE.

Tax ID: 150040088

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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, Norma Ortega a notary public for this county and state Ryan Marek 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: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784