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

Grantee Address
DIANE PEARSON
4045 Barnes Cove Dr
Antioch, TN 37013

Mail Tax Statements to:
DIANE PEARSON
4045 Barnes Cove Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 691257 DEEDQC
08/05/2021 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210805-0105294

QUITCLAIM DEED

THIS INDENTURE, Made this 11th day of March, 2021, by and between Diane Pearson of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Diane Pearson, single and Rien Duplessis, single of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 4045 BARNES COVE DR, ANTIOCH TN, 37013).

BEING the same premises which Great Southern Homes, Inc. in deed dated 6/12/2006 and recorded 6/20/2006 in the DAVIDSON County Recorder's Office in Deed Book Volume 20060620-0073753, granted and conveyed to Diane Pearson.

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.

Diane Pearson

State of TN

County of Davidson (SS)

On this 11th day of March in the year 2021 before me, the undersigned notary public, personally appeared Diane Pearson, 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.

Notary Public

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 $0.00.

Affiant

Subscribed and sworn to before me this 11th day of March, 2021

Notary Public

My Commission Expires: Nov. 8, 2021

State of TN; County of Davidson

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File No: 913645

TAXPAYER/OWNER: DIANE PEARSON
ADDRESS: 4045 BARNES COVE DR, ANTIOCH TN, 37013

Exhibit A

File No.: 913645

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 315, BARNES COVE, SECTION ONE, as shown on plat of record in Instrument No. 20020409-0043258, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Great Southern Homs, Inc. to Diane Pearson, as set forth in Deed Instrument #20060620-0073753, dated 06/12/2006, recorded 06/20/2006, Davidson County, Tennessee.

Tax ID: 173 09 0B 023.00

Tennessee Certification of Electronic Document

I, Edward D. Gilliland, 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 March 11, 2021 (date of document).

Affiant Signature

8-4-2021
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 4 day of August, 2021.

Mark J Appugliese
Notary's Signature

MY COMMISSION EXPIRES: 10/26/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Mark J. Appugliese, Notary Public
Allegheny County
My commission expires October 26, 2024
Commission number 1262544
Member, Pennsylvania Association of Notaries