Karen Johnson Davidson County
Batch# 707248 DEEDQC
08/30/2021 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210830-0116915

Commitment Number: TN21102918

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2 SUITE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21102918.

New Property Owner/Mail Tax Statements To:
Justice L. West, 931 32nd Ave., N Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092-05-0-143-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Justice Loyd West and **Kayla Ashley West**, husband and wife, hereinafter grantors, whose tax-mailing address is **931 32nd Ave., N Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Justice Lloyd West**, a married person, hereinafter grantee, whose tax mailing address is **931 32nd Ave., N Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 8 IN W.I. GAITHER'S SUBDIVISION OF THE EASTERLY HALF OF BLOCK 31 ON THE PLAN OF MIDWAY, AS OF RECORD IN BOOK 547, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 8 FRONTS 50 FEET ON THE WESTERLY SIDE OF 32ND AVENUE NORTH, FORMERLY INDIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. Tax ID: 092-05-0-143-00 Being that parcel of land conveyed to Justice Loyd West and Kayla Ashley

West, husband and wife from David Snodgrass and wife, Patti Snodgrass by that deed dated 4/9/2019 and recorded 4/10/2019 as Instrument No. 20190410-0032828 of the Davidson County, TN public registry.
Property Address is: 931 32nd Ave., N Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190410-0032828 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092-05-0-143-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 3/23/, 2021:

Justice Loyd West

Kayla Ashley West

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 3/23/, 2021 by **Justice Loyd West** and **Kayla Ashley West** who are personally known to me or have produced DLs/EIs GC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of MARCH, 2021.

Affiant

Justice West
Print Name

Notary Public

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

3/7/23

MARK GROLL
Print Name

CTIC# _____

202108300116915

True Copy Certification

I, Brian Woodrow, 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

TRACY L SUTER

Personally appeared before me, [Name of Notary], a notary public for this county and state, BRIAN WOODROW [name of person making certification] 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: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES