Karen Johnson Davidson County
Batch# 725413 DEEDQC
09/28/2021 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210928-0130372

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1066099

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Rachel R. Harley and Brandon L. Smith	Rachel R. Harley and Brandon L. Smith	03414005900
1418 Bain Drive	1418 Bain Drive	
Madison, TN 37115	Madison, TN 37115	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, RACHEL HARLEY also known as RACHEL R. HARLEY, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto RACHEL R. HARLEY and BRANDON L. SMITH, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 1418 Bain Drive, Madison, TN 37115, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being lot no. 44, on the plan of Stanley Heights subdivision, of record in plat book 3300, page 74, register's office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Tax ID No.: 03414005900

BEING the same which Eric Sox, a married man and George Brandt, a married man, 1/2 undivided interest each by Deed dated March 6, 2018 and recorded March 19, 2018 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20180319-0025630 conveyed unto Rachel Harley, unmarried woman.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1418 Bain Drive, Madison, TN 37115.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of September, 2021.

Rachel Harley also known as Rachel R. Harley
RACHEL HARLEY also known as
RACHEL R. HARLEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RACHEL HARLEY also known as RACHEL R. HARLEY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18 day of September, 2021.

Susie J. Ingram
Notary Public
My Commission expires: Commission Expires January 3, 2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

RACHEL R. HARLEY

BRANDON L. SMITH

Subscribed and sworn to before me this 18 day of September, 2021.

Notary Public

My Commission expires: My Commission Expires January 3, 2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 Sep 18 2021 (date of document).

Affiant Signature

sep 24 2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 24 day of Sep, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499