Karen Johnson Davidson County
Batch# 735325 DEEDQC
10/12/2021 03:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211012-0137292

AFTER RECORDING RETURN TO:
Priority Title & Escrow
641 Lynnhaven Pkwy., Suite 200
Virginia Beach, VA 23452
File No. 092143675

This document prepared by:
JOHN O. WINDSOR, ESQ.,
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 092-08-0F-001-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 30th day of September, 2021, by and between **Megan Elizabeth Rees, a married woman, joined in execution by her spouse, Robert Thomas Rees,** a mailing address of 513 Drive D B Todd Jr Boulevard, Nashville, TN 37203, hereinafter referred to as Grantor(s) and **Megan Elizabeth Rees and Robert Thomas Rees, wife and husband, as tenants by the entirety,** a mailing address of 513 Drive D B Todd Jr Boulevard, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 513 Drive D B Todd Jr Boulevard, Nashville, TN 37203

Being all and the same lands and premises conveyed to Megan Elizabeth Rees by Kirtley Whittington in a Warranty Deed dated 02/03/2020 and recorded 02/04/2020 in Instrument No. 20200204-0012646 in the Land Records of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Megan Elizabeth Rees

Megan Elizabeth Rees

Robert Thomas Rees

Robert Thomas Rees

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Megan Elizabeth Rees and Robert Thomas Rees, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 30th day of September, 2021.

Tracey Y. Dixon

Tracey Y. Dixon
Notary Public
My Commission expires: 9-2-2024

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

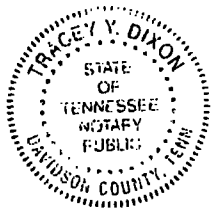
Megan Elizabeth Rees Robert Thomas Rees
Affiant

Print Name: Megan Elizabeth Rees

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 30th day of September, 2024

Tracey Y. Dixon
Notary Public
My Commission Expires: 9-2-2024



Name and address for person(s) responsible for taxes:

Megan Elizabeth Rees and Robert Thomas Rees
513 Drive D B Todd Jr Boulevard
Nashville, TN 37203

Name and address of property owner:

Megan Elizabeth Rees and Robert Thomas Rees
513 Drive D B Todd Jr Boulevard
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

File no : 092143675

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" of The Plan of 513 DR DB Todd Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Protective Covenants, Conditions and Restrictions for 513 DR DB Todd Townhomes, a Townhouse Planned Unit Development, of record as Instrument No. 20181211-0120325, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to the following:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

Parcel ID Number: 092-08-0F-001-00

Property Commonly Known As: 513 Drive D B Todd Jr Boulevard, Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Deborah Costelloe, 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 9/30/2021 (date of document).

Deborah Costelloe
Affiant Signature

10/6/2021
Date

State of Virginia
City
VA County of Virginia Beach

Sworn to and subscribed before me this 6th day of Oct, 2021.

Kristen A. Anglin
Notary's Signature Kristen A Anglin

MY COMMISSION EXPIRES: 12/31/2022

NOTARY'S SEAL

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2022