AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210099099LD

Karen Johnson Davidson County
Batch# 737241 DEEDQC
10/15/2021 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211015-0138808

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

Parcel ID No.: 155 16 0A 097.00

QUITCLAIM DEED

THIS DEED made and entered into on this 5 day of OCT, 2021, by and between **Nicholas Ashbrook, a married person, joined in execution by their spouse, Megan Ashbrook,** a mailing address of 5512 Traceside Dr, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Nicholas Ashbrook and Megan Ashbrook, a married couple, as joint tenants with right of survivorship**, a mailing address of 5512 Traceside Dr, Nashville, TN 37221, 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: 5512 Traceside Dr, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20201103-0128779, recorded on 11/03/2020 in Davidson County, Tennessee.

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

Nicholas Ashbrook

Megan Ashbrook

STATE OF MI
COUNTY OF Grand Rapids

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Nicholas Ashbrook and Megan Ashbrook, 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 Traverse City MI, this 5th day of October, 2021

Notary Public
My Commission expires: _____

Kathleen M. Johnson
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires April 10, 2023
Acting in the County of Grand Traverse

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.

Affiant

Print Name: Nicholas Ashbrook Megan Ashbrook

STATE OF MI
COUNTY OF Grand Traverse

Sworn to before me this 5th day of Oct, 2021

Notary Public
My Commission Expires:

Kathleen M Johnson
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires April 10, 2023
Acting in the County of Grand Traverse

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

Nicholas Ashbrook and Megan Ashbrook
5512 Traceside Dr
Nashville, TN 37221

Name and address of property owner:

Nicholas Ashbrook and Megan Ashbrook
5512 Traceside Dr
Nashville, TN 37221

LEGAL DESCRIPTION

The following described property situated in the county of Davidson, State of Tennessee, to wit:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128 ON THE PLAN OF TRACESIDE SECOND REDIVISION OF SECTION ONE OF RECORD IN PLAT BOOK 9700, PAGE 239, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
BEING THE SAME PROPERTY CONVEYED TO NICOLAS ASHBROOK FROM GAIL H. ACKERMAN, UNMARRIED, DATED 10/21/2020, RECORDED 11/03/2020, DEED INSTRUMENT # 20201103-0128779, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 155 16 0A 097.00

Tennessee Certification of Electronic Document

I, Jennifer Terranova, 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 **10/5/21** (date of document).

Jennifer Terranova
Signature

10/7/21 Date

State of New York

County of Ontario

Sworn to and subscribed before me this **7** day of **October**, 2**021**.

Kimberly L. Atkins
Notary's Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires:
4-22-2022