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

Grantee Address
NERY E DUBON MUNOZ
3915 Southview Dr
Nashville, TN 37218

Mail Tax Statements to:
NERY E DUBON MUNOZ
3915 Southview Dr
Nashville, TN 37218

Tax ID: 069-03-0-059.00

Karen Johnson Davidson County
Batch# 741472 DEEDQC
10/22/2021 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211022-0141965

QUITCLAIM DEED

Case No. 16 CU 1248

THIS INDENTURE, Made this 12th day of May, 2021, by and between Nery E. Dubon Munoz and Spring Lynn Dubon, who acquired title as husband and wife, now divorced of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Nery E. Dubon Munoz, single of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is Nery E. Dubon Munoz, single).

BEING the same premises which Tracey Shannon, married in deed dated 4/9/2019 and recorded 4/11/2019 in the DAVIDSON County Recorder's Office in Deed Book Volume 20190411-0033135, granted and conveyed to Nery E. Dubon Munoz and Spring Lynn Dubon, husband and wife.

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.

Nery E. Dubon Munoz

Spring Lynn Dubon

State of Tennessee

County of Davidson (SS)

On this 12 day of May in the year 21, before me, the undersigned notary public, personally appeared Nery E Dubon Munoz, Spring Lynn Dubon 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.

JESSICA UPCHURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires Oct. 2, 2023

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 20 day of October, 2021.

Notary Public
My Commission Expires: 09-10-2021

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries

File No: 966433

TAXPAYER/OWNER: NERY E DUBON MUNOZ
ADDRESS: Nery E. Dubon Munoz, single

Exhibit A

File No.: 966433

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Lot 6, Block of FF of the Revised Map of Fairview Subdivision, as shown on Plat of Record in Plat Book 1130, Page 54, 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 Tracey Shannon, married to Nery E. Dubon Munoz and Spring Lynn Dubon, husband and wife as set forth in Deed Instrument #20190411-0033135 dated 04/09/2019, recorded 04/11/2019, DAVIDSON County, TENNESSEE.

Tax ID: 069 03 0 059.00

Tennessee Certification of Electronic Document

I, Mark Appugliese, 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 **May 12, 2021** (date of document).

Affiant Signature

October 20, 2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **20** day of **October**, 2**021**.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL