Karen Johnson Davidson County
Batch# 752178 DEEDQC
11/09/2021 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211109-0149740

This Instrument prepared by:

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

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 722325

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Adam Blake Gee and Amber Lauren Gee	Adam Blake Gee and Amber Lauren Gee	161-14-0B-226-00
226 Highland Villa Cir	226 Highland Villa Cir	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

exempt pursuant to §67-4-409.(a)(3)(A)

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, ADAM BLAKE GEE, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ADAM BLAKE GEE and AMBER LAUREN GEE, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 226 Highland Villa Cir, NASHVILLE, TN 37211, his/her/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:

All that property situate in the County of Davidson and the State of Tennessee.

Being Unit No. 226 on the Plan of Highland Villa Condominiums, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8090, Page 537, Book 8131 Page 95, Book 8173, page 84, Book 8199, page 148, Book 8765, page 610, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Tax ID No.: 161-14-0B-226-00

BEING the same property conveyed to Adam Blake Gee herein by Deed dated January 17, 2017 and recorded January 18, 2017, in Instrument No. 20170118-5208, in the Office of the County Register of Deeds for Davidson County, Tennessee.
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 226 Highland Villa Circle, Nashville, TN 37211-7319.

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 29 day of October, 2021.

ADAM BLAKE GEE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ADAM BLAKE GEE, 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 29 day of October, 2021.

Notary Public
My Commission expires: Nov. 6, 2024

ASHLEY KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/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 .

ADAM BLAKE GEE

AMBER LAUREN GEE

Subscribed and sworn to before me this 29 day of October, 2021.

Notary Public

My Commission expires: NOV. 6, 2024

ASHLEY KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 10/29/2021 (date of document).

Affiant Signature

11/04/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of November, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL