AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 1741452TN

Karen Johnson Davidson County
Batch# 756305 DEEDQC
11/16/2021 02:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211116-0152650

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

By: WFG Lender Services
Tax ID No.: 063-08-0-096-00
1741452TN

QUIT CLAIM DEED

THIS DEED made and entered into on this 1 day of March, 20 21, by and between **Sheliah C. Reid F/K/A Sheliah C. Amburgey and Mark B. Reid, married to each other, who both acquired title as unmarried, as joint tenants with right of survivorship**, a mailing address of 4032 Lafayette Avenue, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Sheliah C. Reid and Mark B. Reid, wife and husband**, a mailing address of 4032 Lafayette Avenue, Old Hickory, TN 37138, 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

Also known as: 4032 Lafayette Avenue, Old Hickory, TN 37138

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 Document Number: 201906030052163, recorded on 06/03/2019 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Sheliah C. Reid F/K/A Sheliah C. Amburgey

Sheliah C. Reid F/K/A Sheliah C. Amburgey

Mark B. Reid

Mark B. Reid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Sheliah C. Reid F/K/A Sheliah C. Amburgey and Mark B. Reid, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 1 day of March, 20 21.

Notary Public
My Commission expires: 9/18/2023

ERIC SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 9-18-2023

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.

Sheliah Armstrong Mark Reid
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1 day of March, 2021.

Notary Public
My Commission Expires: 9/18/2023



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

Sheliah C. Reid and Mark B. Reid
4032 Lafayette Avenue
Old Hickory, TN 37138

Name and address of property owner:

Sheliah C. Reid and Mark B. Reid
4032 Lafayette Avenue
Old Hickory, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 21 IN BLOCK B-1 ON THE MAP OF HADLEY'S BEND CITY, OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 21 IN BLOCK B-1 FRONTS 25 FEET ON THE EAST SIDE OF LAFAYETTE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED TO Sheliah C. Amburgey, unmarried and Mark B. Reid, unmarried, as joint tenants with right of survivorship BY DEED FROM Twin Team LLC DATED May 31, 2019 AND RECORDED June 3, 2019 UNDER 20190603-0052163 OF THE Davidson COUNTY, TN RECORDER'S OFFICE

APN: 063-08-0-096-00

PROPERTY COMMONLY KNOWN AS 4032 Lafayette Avenue, Old Hickory, TN 37138

Tennessee Certification of Electronic Document

I, ISABEL VALENZUELA, 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 NOV. 4, 2021 (date of document).

Affiant Signature

NOV. 4th, 2021
Date

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of VENTURA

Subscribed and sworn to (or affirmed) before me on this 4 (Date) day of November (Month), 20 21 (Year), by

(1) ISABEL VALENZUELA

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARILYN MONTAPERTO
Notary Public - California
Los Angeles County
Commission # 2315356
My Comm. Expires Jan 9, 2024

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above