Karen Johnson Davidson County
Batch# 761658 DEEDQC
11/29/2021 12:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211129-0157143

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1835141

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jonathan Seth Minton and Danielle Witter Minton, 845 Cedar Crest Drive, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
114-08-0A-051-00

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code 67-4-409 (a)(3)(A)(i)

Jonathan Seth Minton, married to grantee, hereinafter grantor, whose tax-mailing address is **845 Cedar Crest Drive, Nashville, TN 37209**, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jonathan Seth Minton and Danielle Witter Minton**, husband and wife, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **845 Cedar Crest Drive, Nashville, TN 37209**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property conveyed to Jonathan S. Minton by deed from Kristin M. Minton, of record in Instrument #20120302-0018244, Register's Office for Davidson County, Tennessee.

Parcel ID: 114-08-0A-051-00

Executed by the undersigned on 10 - 1, 2021:

Jonathan Seth Minton

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on OCT 1, 2021 by **Jonathan Seth Minton** who is personally known to me or has produced TN DA LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

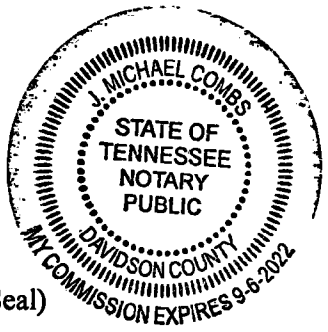
J. MICHAEL COMBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1 day of OCT, 2021.



(Seal)

Affiant

Jonathan Seth Minton
Print Name

Notary Public

My commission expires:

9-6-2022

J. MICHAEL COMBS
Print Name

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Cedar Crest Subdivision, Phase 1, of record in Plat Book 6900, page 284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

This conveyance is subject to all matters appearing on the plan of record in Book 6900, page 284, said Register's Office; restrictive covenants of record in Book 7213, page 973, Book 8424, page 405, Book 10086, page 772, Book 10174, page 199 and Instrument #20020823-0102246, said Register's Office; and Bylaws of record in Book 8480, page 693, said Register's Office.

PROPERTY ADDRESS 845 Cedar Crest Drive, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Thea Jarrett, 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 10/01/2021 (date of document).

Thea Jarrett
Affiant Signature

10/7/2021
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 7th day of Oct, 2021.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145