Karen Johnson Davidson County
Batch# 764894 DEEDQC
12/02/2021 08:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211202-0159371

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1132779

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:
Carlos Smith and **Amy Victoria Oaks-Smith**, 412 MOSS TRL, GOODLETTSVILLE, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
026-09-0-054-00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Amy Victoria Oaks-Smith, who acquired title as Amy V. Oaks, and **Carlos Smith**, a married couple, hereinafter grantors, whose tax-mailing address is **412 MOSS TRL, GOODLETTSVILLE, TN 37072**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Carlos Smith** and **Amy Victoria Oaks-Smith**, husband and wife, hereinafter grantees, whose tax mailing address is **412 MOSS TRL, GOODLETTSVILLE, TN 37072**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Jason S Ranslow and wife Traci L Ranslow to Amy V. Oaks, single and Carlos Smith, single as set forth in Deed Instrument #20151106-0113350 dated 10/29/2015, recorded 11/06/2015, DAVIDSON County, TENNESSEE.

Parcel ID: 026-09-0-054-00

Executed by the undersigned on Nov 19, 2021:

Amy Victoria Oaks-Smith

Carlos Smith

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 19, 2021 by **Amy Victoria Oaks-Smith** and **Carlos Smith** who are personally known to me or have produced TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

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 $0.00 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 19 day of Nov, 2021.

Affiant

Carlos Smith/ Amy Victoria Ortiz Smith
Print Name

(Seal)

Notary Public

My commission expires:

11.6.24

Auddie Malik Cousins
Print Name

CTIC# _____

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

Exhibit A

File No.: 1132779

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

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Goodlettsville Heights, Section Two, of record in Book 1424, page 120 and 121, in the Register's Office for said County.

Said Lot No. 27 fronts 155 feet on the north side of Moss Trail Road and runs back between lines, 253.4 feet on the west line and 261.3 feet on the east line to a dead line in the rear on which it measures 155.2 feet.

Being the same property as conveyed from Jason S Ranslow and wife Traci L Ranslow to Amy V. Oaks, single and Carlos Smith, single as set forth in Deed Instrument #20151106-0113350 dated 10/29/2015, recorded 11/06/2015, DAVIDSON County, TENNESSEE.

Tax ID: 026-09-0-054-00

Tennessee Certification of Electronic Document

I, Codi Call, 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 11/19/2021 (date of document).

Codi Call
Affiant Signature

11/29/2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 29TH day of NOVEMBER, 2021.

Matthew S. D
Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

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