This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 766051 **DEEDQC**
12/02/2021 11:14:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211202-0159749

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 13 day of Nov, 2021.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Seth Colon Aubrey Colon 321 Ash Grove Drive Nashville, TN 37211	Same as New Owner	162-05-0-143.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Seth Colon and Aubrey Stepp, husband and wife** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Seth Colon and Aubrey Colon, husband and wife** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hickory Valley, Section 2-A of record in Plat Book 3400, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth Colon and Aubrey Stepp, husband and wife by Warranty deed from Clean Foreclosures USA, LLC, a Georgia Limited Liability Company by of record in Instrument No. 20210317-0035061 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 17, 2021.

This is improved property known as 321 Ash Grove Drive Nashville, TN 37211.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 13 day of Nov, 2021.

Seth Colon

Aubrey Stepp NKA Aubrey Colon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared **Seth Colon and Aubrey Stepp NKA Aubrey Colon**, who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13th day of Nov, 2021.

My Commission Expires:

09/02/24

NOTARY PUBLIC

ANGY GADALLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 02, 2024