Karen Johnson Davidson County
Batch# 767740 DEEDQC
12/06/2021 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211206-0161157

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

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

Reference Number: 722169

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Reginald Pean	Reginald Pean	050060A00100CO
3524 Standing Stone Drive	3524 Standing Stone Drive	
Nashville, TN 37207	Nashville, TN 37207	

QUITCLAIM DEED

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, REGINALD PEAN, an unmarried man, who erroneously acquired title as a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto REGINALD PEAN, an unmarried man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 3524 Standing Stone Drive, Nashville, TN 37207, his 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:

Land in Davidson County, Tennessee, being Unit 3524 of the Plan of Homes at 3524 and 3526 Standing Stone Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Covenants and Restrictions for Homes at 3524 and 3526 Standing Stone Drive, a Horizontal Property Regime ' with Private Elements, of record as Instrument Number 20171031-0111553, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 050060A00100CO

BEING the same property conveyed to Reginald Pean herein by Deed recorded as Instrument No. 20180501-0041098, 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 3524 Standing Stone Drive, Nashville, TN 37207.

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 _____ day of 10-19-, 2021.

Reginald Pean

REGINALD PEAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that REGINALD PEAN, 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 19th day of October, 2021.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Reginald Pean

REGINALD PEAN

Subscribed and ~~sworn to be~~fore me this 19th day of October, 2021.

Notary Public

My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON 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 10/19/2021 (date of document).

Affiant Signature

12/02/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd day of December, 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