Karen Johnson Davidson County
Batch# 771608 DEEDQC
12/10/2021 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164078

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: 726501

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Chelsea Renae Leroy Vasquez	Chelsea Renae Leroy Vasquez	07111011700
313 Marshall Street	313 Marshall Street	
Nashville, TN 37207	Nashville, TN 37207	

QUITCLAIM DEED

exempt pursuant to §67-4-409(a)(4)

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, CHELSEA RENAE LEROY VASQUEZ formerly known as CHELSEA RENAE LEROY, now a married woman and quitclaim unto CHELSEA RENAE LEROY VASQUEZ, a married woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 313 Marshall Street, Nashville, TN 37207, his/her/their 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly one half of Lot No. 44 on the Plan of Trinity Heights Addition Subdivision of Bass Lands, of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID No.: 07111011700

Being the same property conveyed to Chelsea Renae Leroy, a single woman from PRC Services, LLC, a Tennessee Limited Liability Company, by Deed dated January 8, 2019 and recorded

January 14, 2019, in Instrument No. 20190114-0003377, in the Office of the County Register of Deeds of Davidson County, State of 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 313 Marshall Street, 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 22nd day of October, 2021.

Chelsea Renae Leroy Vasquez
f.k.a. Chelsea Renae Leroy

CHELSEA RENAE LEROY VASQUEZ
formerly known as CHELSEA RENAE LEROY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHELSEA RENAE LEROY VASQUEZ formerly known as CHELSEA RENAE LEROY, 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 22nd day of October, 2021.

Notary Public
My Commission expires: 09.02.2024

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

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

Chelsea Renae LeRoy Vasquez

CHELSEA RENAE LEROY VASQUEZ

Subscribed and sworn to before me this 22nd day of October, 2021.

Notary Public

My Commission expires: 09.02.2024

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 10/22/2021 (date of document).

Affiant Signature

12/08/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th 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