Karen Johnson Davidson County
Batch# 793592 DEEDQC
01/20/2022 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220120-0007774

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: Fin Title, 345 Rouser Road, Suite 401, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Zach Hood and Lauren Higby Hood	Zach Hood and Lauren Higby Hood	081-11-0-282.00
1606 17th Avenue North	1606 17th Avenue North	
Nashville, Tennessee 37208	Nashville, Tennessee 37208	

QUITCLAIM DEED

Exempt Pursuant §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, ZACH HOOD and LAUREN HIGBY HOOD, formerly known as LAUREN HIGBY, now husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ZACH HOOD and LAUREN HIGBY HOOD, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1606 17th Avenue North, Nashville, Tennessee 37208, 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, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. The Northerly 1/2 of Lot 376 on the Plan of DT McGavock and others Addition of record in Plat Book 21, Page 41, 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.: 081-11-0-282.00

BEING the same property conveyed to Zach Hood, an unmarried man, and Lauren Higby, an unmarried woman, by Deed recorded June 9, 2020, as Instrument No. 20200609-0059133, 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 1606 17th Avenue North, Nashville, Tennessee 37208.

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 23 day of December, 2021.

ZACH HOOD

STATE OF TENNESSEE -
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ZACH HOOD, 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 23 day of December, 2021.

Notary Public, Cynthia Sharp
My Commission expires: 9/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of December, 2021.

Lauren Higby Hood
LAUREN HIGBY HOOD,
formerly known as LAUREN HIGBY

STATE OF TENNESSEE -
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LAUREN HIGBY HOOD, formerly known as LAUREN HIGBY, 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 23 day of 23 December, 2021.

Notary Public, Cynthia Sharp
My Commission expires: 01/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

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.

ZACH HOOD

Lauren Higby Hood
LAUREN HIGBY HOOD

Subscribed and sworn to before me this 23 day of December, 2021

Notary Public, Cynthia Sharp
My Commission expires: 01/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Being Lot No. the Northerly 1/2 of Lot 376 on the Plan of DT McGavock and others Addition of record in Plat Book 21, Page 41, 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 all that certain property conveyed from 17th Ave North Development, LLC to Zach Hood, an unmarried man Lauren Higby, an unmarried woman by the deed dated June 5, 2020 and recorded June 9, 2020 as Instrument Number 20200609-0059133 of official records.

APN: 08111028200

Certificate of Authenticity

I, Kassidy Mallin, 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 December 23, 2021.

Date

Kassidy Mallin

Affiant Signature

01/13/2022

Date

State of PA

County of Allegheny

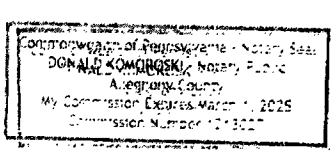
Sworn to and subscribed before me this 13 day of January, 2022.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)



Commonwealth of Pennsylvania - Notary Seal
DONALD KOMOROSKI - Notary Public
Allegheny County
My Commission Expires March 1, 2025
Commission Number 1213027