Karen Johnson Davidson County
Batch# 822096 DEEDQC
03/14/2022 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220314-0029492

Return to:

SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE RI 02914
FILE NO. S-LSD-112614

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW T. SPRAGUE AND JESSICA SPRAGUE	ANDREW T. SPRAGUE AND JESSICA SPRAGUE	095-08-0-208.00
105 BLUEFIELD SQ NASHVILLE, TN 37214	105 BLUEFIELD SQ NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ANDREW T. SPRAGUE, A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO ANDREW T. SPRAGUE AND JESSICA SPRAGUE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO.21, ON THE PLAN OF A RESUBDIVISION OF LOTS 19 AND 21, BLUEFIELD SQUARE, OF RECORD IN PLAT BOOK 5200, PAGE 163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW T. SPRAGUE, A MARRIED MAN FROM LILIA Q. MORGAN MARRIED, AND SAMUEL JOSEPH CLANTON, UNMARRIED AND RECORDED ON OCTOBER 24, 2017 AS INSTRUMENT NO. 20171024-0109011.

Property known as, 105 BLUEFIELD SQ, NASHVILLE, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of February, 2022 (me)

ANDREW T. SPRAGUE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Michelle R Davis of the state and county mentioned, personally appeared **ANDREW T. SPRAGUE**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MICHELLE R. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 07-02-2024

Notary Public
Printed Name: Michelle R Davis
My Commission Expires: 7/2/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 28 day of February, 2022

Notary Public
My commission expires: 7/2/2024

MICHELLE R. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 07-02-2024

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 2/28/2022 (date of document).

Affiant Signature

3/7/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 7th day of March, 2022.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL