Karen Johnson Davidson County
Batch# 822768 DEEDQC
03/16/2022 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220316-0030255

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: 739728

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
David R. Pinney Jr. and Amanda Emily Bardonner	David R. Pinney Jr. and Amanda Emily Bardonner	109-01-0-004-00
824 Norwalk Drive	824 Norwalk Drive	
Nashville, TN 37214	Nashville, TN 37214	

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, DAVID ROSS PINNEY, JR. also known as DAVID R. PINNEY JR., now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DAVID R. PINNEY JR. and AMANDA EMILY BARDONNER, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 824 Norwalk Drive, Nashville, TN 37214, 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:

Being Lot No. 49 on the Plan of Larchwood Subdivision, Section 2, of record in Plat Book 5200, Page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tax ID No.: 109-01-0-004-00

BEING the same property conveyed to David Ross Pinney Jr. herein by Deed recorded as Instrument No. 201806120056215, 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 824 Norwalk Drive, Nashville, TN 37214.

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 23rd day of December, 2021.

DAVID ROSS PINNEY, JR.
also known as DAVID R. PINNEY JR.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DAVID ROSS PINNEY, JR. also known as DAVID R. PINNEY JR., 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.

Heather M. Miqui
Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

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.

DAVID R. PINNEY JR.

AMANDA EMILY BARDONNER

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

Notary Public
My Commission expires: October 30, 2024



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.

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 12/23/2021 (date of document).

Affiant Signature

03/08/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of March, 2022.

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