Karen Johnson Davidson County
Batch# 862947 DEEDQC
05/26/2022 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220526-0061148

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

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

Reference Number: 709209

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Lisa M. Reed	Lisa M. Reed	05209008200
444 East Due West Avenue	444 East Due West Avenue	
Madison, TN 37115	Madison, TN 37115	

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, LISA M. REED formerly known as LISA M. PETERSON and KELLEY REED, a married couple, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LISA M. REED, a married person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 444 East Due West Avenue, Madison, TN 37115-5309, her 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 Lot No. 6 on the Map of Montague Park, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 100 feet on the south side of Belle Camp Highway, now called Due West Avenue, and extends back between parallel lines 187.5 feet to a dead line.

Tax ID No.: 05209008200

Being the same property conveyed to Lisa M. Peterson, in deed dated 12/15/2016 recorded on 12/22/2016 in Instrument No. 20161222-134601, in the Office of the County Register of Deeds for the County of Davidson and the 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 444 East Due West Avenue, Madison, TN 37115-5309.

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 19 day of August, 2021.

Lisa M. Reed FKA Lisa M. Peterson
LISA M. REED formerly known as
LISA M. PETERSON

STATE OF ~~TENNESSEE~~ JFN Oregon
COUNTY OF Multnomah

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LISA M. REED formerly known as LISA M. PETERSON, 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 19 day of August, 2021.

Jewell Faye Norman
Notary Public
My Commission expires: 6-13-2025

OFFICIAL STAMP
JEWELL FAYE NORMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1013419
MY COMMISSION EXPIRES JUNE 13, 2025

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of August, 2021.

KELLEY REED

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF Multnomah

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KELLEY REED, 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 19 day of August, 2021.

Notary Public
My Commission expires: 5-3-2021

OFFICIAL STAMP
JEWELL FAYE NORMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1013419
MY COMMISSION EXPIRES JUNE 13, 2025

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.

LISA M. REED

Subscribed and sworn to before me this 19 day of August, 2021

Notary Public
My Commission expires: 6-13-2021

OFFICIAL STAMP
JEWELL FAYE NORMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1013419
MY COMMISSION EXPIRES JUNE 13, 2025

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 08/19/2021 (date of document).

Affiant Signature

08/25/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25th day of August, 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