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.

Karen Johnson Davidson County
Batch# 991752 DEEDQC
04/13/2023 10:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230413-0027157

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

Reference Number: 784516

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Sarah Blubaugh	Sarah Blubaugh	04301031900
116 Shannon Avenue	116 Shannon Avenue	
Madison, TN 37115	Madison, TN 37115	

QUITCLAIM DEED

Deed Exempt Pursuant to Section T.C.A. 67-4-409(a)(3)(E)

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, ADAM BLUBAUGH, divorced-not remarried, and SARAH BLUBAUGH, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SARAH BLUBAUGH, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 116 Shannon Avenue, Madison, TN 37115, 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:

Parcel 1A, Resubdivision of Reserve Parcel A. of the W.P. Ready Subdivision, as shown on Plat of record in Book 6050 Page 98, and revised in Instrument Number 20060228-0023157, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby given for a more particular description of said property.

Tax ID No.: 04301031900

Being the same property conveyed unto Adam Blubaugh and Sarah Blubaugh from Fannie Mae also known as Federal National Mortgage Association, by Deed dated July 27, 2011 and recorded August 2, 2011, in Instrument No. 20110802-0059352, in the Office of the 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 116 Shannon Avenue, Madison, TN 37115.

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 March, 2023.

ADAM BLUBAUGH

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ADAM BLUBAUGH, 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 March, 2023.

Notary Public
My Commission expires: 08/08/25

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of April, 2023.

SARAH BLUBAUGH

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SARAH BLUBAUGH, 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 7th day of April, 2023.

Notary Public
My Commission expires: May 7, 2024

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024

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.

SARAH BLUBAUGH

Subscribed and sworn to before me this 7th day of April, 2023.

Notary Public
My Commission expires: May 7, 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.

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2024

Tennessee Certification of Electronic Document

I, Mike Herman, 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 3/23/2023 (date of document).

Affiant Signature

4/13/2023

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2024
Commission number 1300893
Member, Pennsylvania Association of Notaries