AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180050007LD

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 134 02 0 038.00

Karen Johnson Davidson County
Batch# 195695 DEEDQC
02/15/2019 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190215-0014161

## QUIT CLAIM DEED

THIS DEED made and entered into on this 8 day of February, 20 19, by and between **Henry Ford Winsted, Jr.**, a mailing address of 640 Vinson Dr, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Henry Ford Winsted, Jr., an unmarried man and Shirley Thibault, an unmarried woman, as joint tenants with right of survivorship,** a mailing address of 640 Vinson Dr, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 640 Vinson Dr, Nashville, TN 37217

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Case Number: 16P2016, Document Number: 20170504-0044070, recorded on 05/04/2017 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Henry Ford Winsted by

**Henry Ford Winsted, Jr.**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Henry Ford Winsted, Jr.,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 8 day of February, 2019.

Notary Public
My Commission expires: 4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8 day of February, 2019.

Notary Public
My Commission Expires: 4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

Name and address for person(s) responsible for taxes:
**Henry Ford Winsted, Jr. and Shirley Thibault**
640 Vinson Dr
Nashville, TN 37217

Name and address of property owner:
**Henry Ford Winsted, Jr. and Shirley Thibault**
640 Vinson Dr
Nashville, TN 37217

## LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the Second District of Davidson County, Tennessee, being Lot No. 55 on the plan of Curreywood Acres, Section I, of record in Plat Book 2133, Pages 109-110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Tax ID/APN#: 134 02 0 038.00

**True Copy Certification**

I, Lauren Murray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
03/17/2019

Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019