AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50020144

This document prepared by:
JOHN O. WINDSOR, ESQ.
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Parcel ID No.: 16206028800

Karen Johnson Davidson County
Batch# 686710 DEEDQC
07/30/2021 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0102483

QUIT CLAIM DEED

THIS DEED made and entered into on this 13th day of July, 2021, by and between **Cynthia Smith-Badiane A/K/A Cynthia Badiane, a single woman**, a mailing address of 183 Townes Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Cynthia Smith-Badiane, a single woman**, a mailing address of 183 Townes Drive, Nashville, TN 37211, 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

Property Address: 183 Townes Drive, Nashville, TN 37211

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 Document Number: 20080916-0094709, recorded on 09/16/2008 in Davidson County, Tennessee.

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

Cynthia Smith-Badiane A/K/A Cynthia Badiane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Cynthia Smith-Badiane A/K/A Cynthia Badiane, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 13TH day of JULY, 20 21.

Notary Public
My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 13 day of JULY, 2021.

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Cynthia Smith-Badiane
183 Townes Drive
Nashville, TN 37211

Name and address of property owner:

Cynthia Smith-Badiane
183 Townes Drive
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER 20080916-0094709 AND PARCEL # 16206028800, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 60, VALLEY GREEN SUBDIVISION, OF RECORD IN PLAT BOOK 4460, PAGES 96 AND 97, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NUMBER: 16206028800

PROPERTY COMMONLY KNOWN AS: 183 TOWNES DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Allyson Kotouch, do hereby make oath that I am a licensed attorney and/or the custodian 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 7/13/2021.
(Date of Document)

Allyson Kotouch
Affiant's Signature

7/14/2021
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 14th day of July, 2021.

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981

Virginia L W Juzwick
Notary's Signature

My Commission Expires: 8-31-2022
Notary's Seal (if on paper)