Karen Johnson Davidson County
Batch# 693615 DEEDQC
08/09/2021 04:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210809-0107249

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 979216

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Cora Duff and **Joni Corinne Ramsey**, 148 CUMBERLAND TRCE, NASHVILLE TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-16-0A-148-00

QUITCLAIM DEED

Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Cora Duff, an unmarried woman and Joni Corinne Ramsey who erroneously acquired title as Joni Duff Ramsey, an unmarried woman, hereinafter grantors, whose tax-mailing address is **148 CUMBERLAND TRCE, NASHVILLE TN 37214**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Cora Duff, an unmarried woman and Joni Corinne Ramsey, an unmarried woman, as joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **148 CUMBERLAND TRCE, NASHVILLE TN 37214**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Cora Duff, an unmarried woman to Cora Duff, an unmarried woman and Joni Duff Ramsey, an unmarried woman, as joint tenants with right of survivorship as set forth in Deed Instrument #20131025-0111271 dated 10/24/2013, recorded 10/25/2013, DAVIDSON County, TENNESSEE.

Executed by the undersigned on 22 JULY, 2021:

Cora Duff
Cora Duff

Joni Duff Ramsey
Joni Duff Ramsey

STATE OF TN
COUNTY OF SUMNER

The foregoing instrument was acknowledged before me on 22 JULY, 2021 by **Cora Duff** and **Joni Duff Ramsey** who are personally known to me or have produced TN DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public EXP 1/29/2025

DARREN R. MELCHING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of TN
County of SUMNER

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of July, 2021.

Affiant

Joni Corinne Ramsey
Print Name

(Seal)

DARREN R. MELCHING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires:

1/29/2025

DARREN R MELCHING
Print Name

CTIC# _____

Exhibit A

File No.: 979216

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot 148, CUMBERLAND TRACE, as shown on plat of record in Plat Book 5200, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Cora Duff, an unmarried woman to Cora Duff, an unmarried woman and Joni Duff Ramsey, an unmarried woman, as joint tenants with right of survivorship as set forth in Deed Instrument #20131025-0111271 dated 10/24/2013, recorded 10/25/2013, DAVIDSON County, TENNESSEE.

Tax ID: 073-16-0A-148-00

Tennessee Certification of Electronic Document

I, Edward D Gilliland, 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 07/22/2021 (date of document).

Affiant Signature

08/06/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries