Karen Johnson Davidson County
Batch# 700581 DEEDQC
08/19/2021 08:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210819-0112095

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210078514LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 085-13-0-013.00

QUITCLAIM DEED

THIS DEED made and entered into on this 12th day of August, 2021, by and between **Alan D. Whittington, an unmarried person,** a mailing address of 3208 Toddway Ct, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Alan D. Whittington, an unmarried person and Christin Joanna Muscatello, an unmarried person, as joint tenants with right of survivorship,** a mailing address of 3208 Toddway Ct, Nashville, TN 37214, 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: 3208 Toddway Ct, Nashville, TN 37214

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 Instrument Number: 20130517-0049689, recorded on 05/17/2013 in Davidson County, Tennessee.

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

Alan D. Whittington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Alan D. Whittington, 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 Tennessee, this 12th day of August, 2021.

Notary Public
My Commission expires: 10·21·2024

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

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD COUNTY

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 12th day of August, 2021.

Notary Public
My Commission Expires: 10.21.2024

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD COUNTY

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

Alan D. Whittington and Christin Joanna Muscatello
3208 Toddway Ct
Nashville, TN 37214

Name and address of property owner:

Alan D. Whittington and Christin Joanna Muscatello
3208 Toddway Ct
Nashville, TN 37214

LEGAL DESCRIPTION

The following described property situated in the county of Davidson, State of Tennessee, to wit:
LOT 25 NOB HILL SUBDIVISION
BEING THE SAME PROPERTY CONVEYED TO ALAN D WHITTINGTON, UNMARRIED FROM BRENDA B MCCOURT, MARRIED, DATED 05/16/2013, RECORDED 05/17/2013, DEED INSTRUMENT # 20130517-0049689, , , COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Parcel/APN/Tax ID: 085-13-0-013.00

Certificate of Authenticity

I, Jennifer Terranova, 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 8/12/2021.

Date

Jennifer Terranova

Affiant Signature

8/16/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 16th day of August, 20 21.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)