AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 548549375-68332642

Karen Johnson Davidson County
Batch# 728887 DEEDQC
10/01/2021 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211001-0132408

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

Tax ID No.: 151-09-0A-341-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 3rd day of September, 2021, by and between **Brian Frederick and Celeste J. Frederick, husband and wife**, a mailing address of 6452 Paddington Way, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Brian Frederick and Celeste Frederick, as trustees of the Frederick Family Living Trust, dated** July 2, 2021, a mailing address of 6452 Paddington Way, Antioch, TN 37013, 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, quitclaim and convey 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: 6452 Paddington Way, Antioch, TN 37013

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: 20150407-0030385, recorded on 04/07/2015 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.

Brian Frederick

Celeste J. Frederick

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brian Frederick and Celeste J. Frederick, the within named bargainer, 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, at offices, the 3 day of Sept, 2021.

Notary Public
My Commission expires: 7/9/24

SONYA D. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024

VALUATION AFFIDAVIT

I, 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 3 day of Sept, 2021.

Notary Public
My Commission Expires: 7/9/24

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

Brian Frederick and Celeste Frederick
6452 Paddington Way
Antioch, TN 37013

Name and address of property owner:

Brian Frederick and Celeste Frederick
6452 Paddington Way
Antioch, TN 37013

SONYA D. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024

EXHIBIT A
LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 260, on the Final Plat of Phase 3, Section 3A, Long Hunter Chase, of record in Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

APN: 151-09-0A-341-00

PROPERTY COMMONLY KNOWN AS: 6452 Paddington Way, Antioch, TN 37013

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 9/3/2021 and authenticated according to law.

Dated: 9/30/2021

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 30th day of SEPTEMBER, 20 21, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025