AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280245959

Karen Johnson Davidson County
Batch# 730359 DEEDQC
10/05/2021 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211005-0133867

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

Parcel ID No.: 050 02 0A 046 00

QUIT CLAIM DEED

THIS DEED made and entered into on this 15th day of July, 2021, by and between **Janice Marie Wolff A/K/A Janice M. Wolff, a married woman who acquired title as unmarried, joined in execution by her spouse Diane Louise Hernandez,** a mailing address of 1864 Belle Arbor Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Janice Marie Wolff, a married woman,** a mailing address of 1864 Belle Arbor Drive, Nashville, TN 37207, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF BELLE ARBOR PUD PHASE 2 (FORMERLY KNOWN AS VICTORY VILLAGE PUD) OF RECORD IN INSTRUMENT NO. 20161222-0134965 AND CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20170110-0002925 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 1864 Belle Arbor Drive, Nashville, TN 37207

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: 20170731-0077354, recorded on 07/31/2017 in Davidson County, Tennessee.

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

Janice Marie Wolff A/K/A Janice M. Wolff

Janice Marie Wolff A/K/A Janice M. Wolff

Diane Louise Hernandez

Diane Louise Hernandez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Janice Marie Wolff A/K/A Janice M. Wolff and Diane Louise Hernandez, 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 Nashville, this 15 day of July, 2021.

Notary Public
My Commission expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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.

Janice Marie Wolff

Affiant

STATE OF Tenn
COUNTY OF Davidson

Sworn to before me this 15 day of July, 2021.

Notary Public
My Commission Expires: 8-29-2023

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

Janice Marie Wolff
1864 Belle Arbor Drive
Nashville, TN 37207

Name and address of property owner:

Janice Marie Wolff
1864 Belle Arbor Drive
Nashville, TN 37207

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICTY

I, Megan Komenda, 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 07/15/2021.

Date

Megan Komenda
Affiant Signature

9-28-21
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 28th day of September, 20 21.

Deborah A. Walenchok
Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries