Karen Johnson Davidson County
Batch# 744413 DEEDQC
10/26/2021 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211026-0143909

AFTER RECORDING RETURN TO:
Accurate Group, LLC
9013 Perimeter Wood Dr, Ste H
Charlotte, NC 28216

This document prepared by:
JOHN O. WINDSOR, ESQ., Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 07002010500

#2021084795

QUITCLAIM DEED

THIS DEED made and entered into on this 1 day of October, 2021, by and between **Vanessa L. Croney F/K/A Vanessa L. Majors and Eric A. Croney, wife and husband,** a mailing address of 616 Tosha Ct., Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Vanessa L. Croney and Eric A. Croney, wife and husband, as joint tenants with rights of survivorship,** a mailing address of 616 Tosha Ct., Nashville, TN 37218, 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:

BEING Lot No. 10, on the Plan of Tosha's Court, Section Three, of record in Plat Book 9700, Page 60, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Property Address: 616 Tosha Ct., Nashville, TN 37218

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

This being the same property conveyed to Vanessa L. Majors and Eric A. Croney, by Deed from Angie Hughes F/K/A Angie Westmoreland and Johnathan R. Hughes, dated 04/24/2006 and recorded on 04/27/2006 in Document No. 20060427-0048483, in the Norfolk County Recorder's Office.

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

Vanessa L. Croney

Vanessa L. Croney F/K/A Vanessa L. Majors

Eric A. Croney

Eric A. Croney

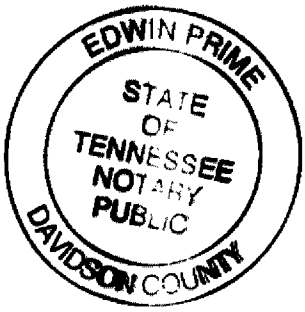
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Vanessa L. Croney F/K/A Vanessa L. Majors and Eric A. Croney, 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 Davidson County, this 1 day of October, 2021.

Edwin Prime

Notary Public
My Commission expires: 5-5-25



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.

Vanessa L Croney Eric A. Croney
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 5 day of October, 2021.

Edwin Prime
Notary Public
My Commission Expires: 5-5-25

EDWIN PRIME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Vanessa L. Croney and Eric A. Croney
616 Tosha Ct.
Nashville, TN 37218

Name and address of property owner:

Vanessa L. Croney and Eric A. Croney
616 Tosha Ct.
Nashville, TN 37218

Certificate of Authenticity

I, Caitlin Wilson, 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 10/01/2021.

Date

Caitlin Wilson

Affiant Signature

10/06/2021

Date

State of Ohio

County of Cuyahoga

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

Autumn L Delphia

Notary's Signature

AUTUMN L. DELPHIA
Notary Public
State of Ohio
My Comm. Expires
February 9, 2026

My Commission Expires: 2-9-26

Date

Notary's Seal (if on paper)