Karen Johnson Davidson County
Batch# 744772 DEEDQC
10/27/2021 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211027-0144356

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280288468

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

Parcel ID No.: 091-02-0-305-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of July, 2021, by and between **Alice Hudson, a married person who acquired title as an unmarried woman, joined in execution by her spouse Derek James,** a mailing address of 5406 California Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Alice Hudson, a married person,** a mailing address of 5406 California Avenue, Nashville, TN 37209, 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:

LOT NO. 1307 AND THE EASTERLY 22 FEET OF LOT NO. 1309 OF BLOCK 49, PLAN NO. 2 OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 47 FEET ON THE NORTH SIDE OF CALIFORNIA AVENUE AND EXTEND BACK NORTHERLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY 25 FEET WIDE.

Property Address: 5406 California Avenue, Nashville, TN 37209

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

Being the same property conveyed to Alice Hudson, unmarried by Deed from Jeff Estepp, dated December 10, 2014 and recorded December 15, 2014, of record by Instrument Number 20141215-0114323, Office of the Register for Davidson County, Tennessee.

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

Alice Hudson

Derek James Pell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Alice Hudson and Derek James, 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 30th day of July, 2021.

Kamara Beal
Notary Public
My Commission expires: 4/19/2025

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

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
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.

Alice Hudson
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 30th day of July, 2021.

Kamara Beal
Notary Public
My Commission Expires: 4/19/2025

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Alice Hudson
5406 California Avenue
Nashville, TN 37209

Name and address of property owner:

Alice Hudson
5406 California Avenue
Nashville, TN 37209

CERTIFICATE OF AUTHENTICTY

I, Ashley Brettell, 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 July 30, 2021.

Date

Ashley Brettell

Affiant Signature

10-22-2021

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 22nd day of October, 2021.

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