AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210125401LD

Karen Johnson Davidson County
Batch# 766506 DEEDQC
12/03/2021 08:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211203-0160312

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

Parcel ID No.: 083 14 0 111.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of November, 20 21, by and between **Stephen R. Davis, a married man, who acquired title as unmarried, joined in execution by his spouse Jennifer Davis,** a mailing address of 1624 Russell St, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Stephen R. Davis and Jennifer Davis, a married couple, as joint tenants with right of survivorship,** a mailing address of 1624 Russell St, Nashville, TN 37206, 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: 1624 Russell St, Nashville, TN 37206

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 Document Number: 20010327-0028932, recorded on 03/27/2001 in Davidson County, TENNESSEE.

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

Stephen R. Davis

Jennifer Davis

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Stephen R. Davis and Jennifer Davis**, 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 TN, this 22 day of November, 2021.

Notary Public
My Commission expires: 3/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
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.

Affiant

Print Name: Stephen R Jennifer Davis

STATE OF TN
COUNTY OF Davis

Sworn to before ~~me this~~ 12 day of March, 2024.

Notary Public
My Commission Expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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

Stephen R. Davis and Jennifer Davis
1624 Russell St
Nashville, TN 37206

Name and address of property owner:

Stephen R. Davis and Jennifer Davis
1624 Russell St
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

The following described property situated in the County of Davidson, State of Tennessee, to wit:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF LINDSLEY SUBDIVISION OF THE CALDWELL TRACT, OF RECORD IN BOOK 2, PAGE 24, CHANCERY COURT CLERK OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN R. DAVIS, UNMARRIED FROM STEPHEN P. KOVNESKY, UNMARRIED, DATED 03/15/2001, RECORDED 03/27/2001, DEED INSTRUMENT # 20010327-0028932, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Parcel/APN/Tax ID: 083 14 0 111.00

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 11-22-2021.

Date

Jennifer Terranova

Affiant Signature

11-26-2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 26 day of November, 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)