AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 552529555-70698771

Karen Johnson Davidson County
Batch# 775664 DEEDQC
12/17/2021 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211217-0166908

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

Tax ID No.: 174-11-0-001

QUIT CLAIM DEED

THIS DEED made and entered into on this 6th day of December 2021, by and between **Nathan P. Nelson, a married man who took title as an unmarried man**, a mailing address of 5700 Cane Ridge Road, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Nathan P. Nelson and Cheryl Nelson, husband and wife, as tenants by the entirety**, a mailing address of 5700 Cane Ridge Road, 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: 5700 Cane Ridge Road, 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 Instrument No. 20210623-0084932, recorded on 06/23/2021 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.

Nathan P. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Nathan P. Nelson, 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 6 day of December, 2021.

Notary Public
My Commission expires: 11/6/2024

JOEL D RAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

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.

Nathan P Nelson
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 7th day of December, 2021.

Garrett Curbello
Notary Public
My Commission Expires: 9-6-22

GARRETT CURBELLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Garrett Curbello
12/7/21

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

Nathan P. Nelson and Cheryl Nelson
5700 Cane Ridge Road
Antioch, TN 37013

Name and address of property owner:

Nathan P. Nelson and Cheryl Nelson
5700 Cane Ridge Road
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Nelson Subdivision, a RS2C Minor Subdivision of record in Plat at Instrument No. 20120606-0049442, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dora L. Mobley and Nathan P. Nelson, joint tenants with rights of survivorship, by Warranty Deed from Richard Nelson, a married man, of record in Instrument No. 20140717-0063244, Register's Office for Davidson County,
Tennessee, dated July 11, 2014 and recorded on July 17, 2014.

APN: 174-11-0-001

PROPERTY COMMONLY KNOWN AS: 5700 Cane Ridge Road, 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 12/06/2021 and authenticated according to law.

Dated: 12/14/2021

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 14TH day of DECEMBER, 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