Karen Johnson Davidson County
Batch# 776359 DEEDQC
12/17/2021 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211217-0167291

AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
532 Baltimore Blvd, Suite 103
Westminster, MD 21157
File No. MNA2114867

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

Parcel ID No.: 52-01-0-B-5.00

New owner and
Responsible party for Taxes:
Lauriston Joseph
105 Rothwood Ct
Madison, TN 37115

QUITCLAIM DEED

THIS DEED made and entered into on this 17 day of September, 2021, by and between **Lauriston Joseph, individually and as surviving spouse of Helen Joseph, who died on August 1, 2021**, a mailing address of 105 Rothwood Court, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Lauriston Joseph, an unmarried man**, a mailing address of 105 Rothwood Court, Madison, TN 37115, 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. 5 on the Plan of COVINGTON PLACE, of record in Book 9500, page 552, Register's office for said County, to which plan reference is hereby made for a more complete and accurate description.

Property Address: 105 Rothwood Court, Madison, TN 37115

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

Being the same property conveyed to Lauriston Joseph and Helen Joseph by Warranty Deed of record in Book 11602, Page 27, Register's Office in Davidson County, Tennessee.

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

Lauriston Joseph

Lauriston Joseph

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lauriston Joseph, 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 Madison TN, this 17 day of September, 2021.

Ella K. Butler

Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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.

Lauriston Joseph
Affiant

Print Name: LAURISTON Joseph

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 17 day of September, 2021.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Lauriston Joseph
105 Rothwood Court
Madison, TN 37115

Name and address of property owner:

Lauriston Joseph
105 Rothwood Court
Madison, TN 37115

TRUE COPY CERTIFICATION

I, David R. Bresani, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D R A. Bresani
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Ella K. Butler [Name of Notary],

a notary public for this county and state, Laurista Joseph [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ella K Butler
Notary's Signature

My Commission Expires: 07/09/2024

Notary's Seal

