AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280390030

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

Parcel ID No.: 118 13 0 144.00

Karen Johnson Davidson County
Batch# 789860 DEEDQC
01/13/2022 11:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220113-0005104

QUITCLAIM DEED

THIS DEED made and entered into on this 31st day of December, 2021, by and between **DAVID P. MULHERIN and DIANA W. MULHERIN WHO ERRONEOUSLY TOOK TITLE AS DIANE W. MULHERIN, HUSBAND AND WIFE,** a mailing address of 950 Caldwell Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **DAVID P. MULHERIN and DIANA W. MULHERIN, HUSBAND AND WIFE,** a mailing address of 950 Caldwell Lane, Nashville, TN 37204, 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: 950 Caldwell Lane, Nashville, TN 37204

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 Instrument Number: 20141208-0112237, recorded on 12/08/2014 in Davidson County, Tennessee.

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

David P. Mulherin

David P. Mulherin

Diane W. Mulherin who erroneously took title as Diane W. Mulherin

Diana W. Mulherin who erroneously took title as Diane W. Mulherin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, David P. Mulherin and Diana W. Mulherin who erroneously took title as Diane W. Mulherin, 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 31st day of December, 2021.

Notary Public
My Commission expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

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.

David P Mulherin Diana W Mulherin
Affiant

Print Name: David P Mulherin Diana W. Mulherin

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 31st day of December, 2021.

Notary Public
My Commission Expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

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

DAVID P. MULHERIN and DIANA W. MULHERIN
950 Caldwell Lane
Nashville, TN 37204

Name and address of property owner:

DAVID P. MULHERIN and DIANA W. MULHERIN
950 Caldwell Lane
Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: SITUATED IN DAVIDSON COUNTY, TENNESSEE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19, LIPSCOMB HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 61, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID P. MULHERIN AND DIANE W. MULHERIN BY DEED DATED 12/5/2014 RECORDED 12/8/2014 IN INSTRUMENT #20141208-0112237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE RECORDS.

PARCEL ID NUMBER: 118 13 0 144.00

PROPERTY COMMONLY KNOWN AS: 950 CALDWELL LANE, NASHVILLE, TN 37204

CERTIFICATE OF AUTHENTICTY

I, Cory J. Clark, 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 December 31, 2021.

Date

Affiant Signature

1-7-2022

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 7th day of January, 2022

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