AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210149772LD

Karen Johnson Davidson County
Batch# 804539 DEEDQC
02/14/2022 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220214-0016344

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

Parcel ID No.: 147 15 0 060.00

QUITCLAIM DEED

THIS DEED made and entered into on this 25th day of January, 2022, by and between **Delana Pellerin, a married woman joined in execution by her spouse, Cody Brian Pellerin,** a mailing address of 543 Southcrest Dr, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Delana Pellerin and Cody Brian Pellerin, wife and husband,** a mailing address of 543 Southcrest Dr, Nashville, TN 37211, 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: 543 Southcrest Dr, Nashville, TN 37211

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: 20210104-0000644, recorded on 01/04/2021 in Davidson County, Tennessee.

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

Delana Pellerin

Cody Brian Pellerin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Delana Pellerin and Cody Brian Pellerin, 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 Davidson County, TN this 25 day of January, 20 22.

Notary Public
My Commission expires: 11-22-2025

ELIZABETH E FARROW
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 22, 2025
COUNTY OF RUTHERFORD

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: Delana Pellerin

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25 day of January, 2022.

Notary Public
My Commission Expires: 11-22-2025

ELIZABETH E FARROW
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 22, 2025
COUNTY OF RUTHERFORD

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

Delana Pellerin and Cody Brian Pellerin
543 Southcrest Dr
Nashville, TN 37211

Name and address of property owner:

Delana Pellerin and Cody Brian Pellerin
543 Southcrest Dr
Nashville, TN 37211

Exhibit A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 277 ON THE PLAN OF PLAN OF WHISPERING HILLS, SECTION H-B OF RECORD IN PLAT BOOK 2331, PAGE 155, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT NO. 277 FRONTS 172.8 FEET ON THE SOUTHERLY SIDE OF SOUTHCREST AND RUNS BACK 264.1 FEET ON THE WESTERLY LINE AND 270.1 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 112 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO DELANA PELLERIN, FROM LOU ELLEN BEERMAN F/K/A LOU ELLEN BEERMAN SORROW DATED 01/04/2021, RECORDED 01/04/2021, DEED INSTRUMENT # 20210104-0000644, COUNTY OF DAVIDSON STATE OF TENNESSEE

Parcel/APN/Tax ID: 147 15 0 060.00

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 January 25, 2022.

Date

Jennifer Terranova

Affiant Signature

January 28, 2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 28th day of January, 20 22.

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)