Karen Johnson Davidson County
Batch# 809818 DEEDQC
02/23/2022 10:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220223-0020446

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Valerie Counts 2503 Scovel St Nashville TN 37203	Valerie Counts 2503 Scovel St. Nashville, TN 37208

Order Number: C-TN812061

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Valerie Counts, f/k/a Valerie D. Simmons, married to Garry Counts,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Valerie Counts, a married woman,** whose address is 2503 Scovel St., Nashville, TN 37208, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Lot Number 39, on the Map of F.T. Holmans' Subdivision of Lots 41, 42, and 43, Boyd McNairy's Plan of Lots, of record in Book 161, Page 2, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 092-02-0-282.00
Street address of property: 2503 Scovel St., Nashville, TN 37208

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20091027-0099158 in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of October, 2021.

Signature of Grantors:

Valerie Counts, f/k/a Valerie D. Simmons

Valerie Counts, f/k/a
Valerie D. Simmons

Garry Counts

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26 day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Valerie Counts, f/k/a Valerie D. Simmons and Garry Counts known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

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

Ella K Butler
Notary Public

Commission expires: 07/09/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 092-02-0-282.00
Street address of property: 2503 Scovel St., Nashville, TN 37208

Valerie Counts, f/k/a Valerie Simmons Oath of Consideration
Gary Counts
I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 26 day of October, 2021.

Signatures of Affiant(s):
Valerie Counts, f/k/a
Valerie Simmons

Sworn and subscribed before me this 26 day of October, 2021.

Ella K Butler
Notary Public

Commission expires: 07/09/2024

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

EXHIBIT "A"

Certain property described as follows:

Described property being located in Davidson County, Tennessee, to wit: Lot Number 39, on the Map of F.T. Holmans' Subdivision of Lots 41, 42, and 43, Boyd McNairy's Plan of Lots, of record in Book 161, Page 2, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description of the property.

Being said property conveyed to Valerie D. Simmons by Special Warranty Deed recorded October 27, 2009 under Instrument Number 20091027-0099158 in the Register of Deeds office in Davidson County, TN.

Commonly Known As: 2503 Scovel St, Nashville, TN 37208

Parcel ID: 092-02-0-282.00

Certificate of Authenticity

I, Quadre Hamm, 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 10/26/2021

Date

Affiant Signature

1-29-2022

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 29 day of Janary, 2022.

Randi Meyer

Notary's Signature Randi Meyer

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.

My Commission Expires: June 25, 2024

Date

Notary's Seal (if on paper)