Karen Johnson Davidson County
Batch# 819933 DEEDQC
03/11/2022 08:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220311-0028149

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210137233LD

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

Parcel ID No.: 104 11 0 124.00

QUITCLAIM DEED

THIS DEED made and entered into on this 3 day of February, 2022, by and between **Katherine Vann Peck, an unmarried person and Mary Sheppard Vann, an unmarried person, as tenants in common with right of survivorship,** a mailing address of 523 Fairfax Ave, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Katherine Vann Peck, an unmarried woman,** a mailing address of 523 Fairfax Ave, Nashville, TN 37212, 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: 523 Fairfax Ave, Nashville, TN 37212

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 Document Number: 20210802-0103446, recorded on 08/02/2021 in Davidson County, Tennessee.

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

Katherine Vann Peck

Katherine Vann Peck

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Katherine Vann Peck, 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, this 3 day of February, 2022.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

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

Mary Sheppard Vann
Mary Sheppard Vann

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Mary Sheppard Vann, 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, this 3 day of February, 20 22.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

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.

Katherine Vann Peck
Affiant

Print Name: KATHERINE VANN PECK

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 3 day of February, 2022.

Notary Public
My Commission Expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

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

Katherine Vann Peck
523 Fairfax Ave
Nashville, TN 37212

Name and address of property owner:

Katherine Vann Peck
523 Fairfax Ave
Nashville, TN 37212

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 BLOCK 5 ON THE PLAN OF FAIRFAX PLACE OF RECORD IN PLAT BOOK 547, PAGE 137 AND 138, 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 KATHERINE VANN PECK AND MARY SHEPPARD VANN FROM THEODORE F. GOLDTHORPE AND GEORGEANNA M. GOLDTHORPE, DATED 07/30/2021, RECORDED 08/02/2021, DEED INSTRUMENT NO. 20210802-0103446, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 104 11 0 124.00

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 2/3/2022.

Date

Jennifer Terranova

Affiant Signature

2/7/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 7 day of February, 2022.

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)