AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280408872

Karen Johnson Davidson County
Batch# 823805 DEEDQC
03/17/2022 03:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220317-0031378

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

Parcel ID No.: 034-09-0-154-00

QUITCLAIM DEED

THIS DEED made and entered into on this 27 day of May, 20 22, by and between **RACHEL TALIAFERRO F/K/A RACHEL FLORES, A MARRIED WOMAN, WHO ACQUIRED TITLE AS A SINGLE WOMAN, JOINED IN EXECUTION BY HER SPOUSE, MATTHEW TALIAFERRO**, a mailing address of 419 Janette Court, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **RACHEL TALIAFERRO and MATTHEW TALIAFERRO, WIFE AND HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 419 Janette Court, Goodlettsville, TN 37072, 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: 419 Janette Court, Goodlettsville, TN 37072

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: 20070606-0067748, recorded on 06/06/2007 in Davidson County, Tennessee.

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

RACHEL TALIAFERRO F/K/A RACHEL FLORES

MATTHEW TALIAFERRO

STATE OF TN
COUNTY OF Dawn

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, RACHEL TALIAFERRO F/K/A RACHEL FLORES and MATTHEW TALIAFERRO, 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 TN, this 28 day of Feb, 2022.

Notary Public
My Commission expires: 3/4/24

No title exam performed by the preparer. Legal description and party's names provided by the party.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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: Rachel Taliaferro

STATE OF TN
COUNTY OF Dav

Sworn to before me this 23 day of Nov, 2022.

Notary Public
My Commission Expires: 3/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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

RACHEL TALIAFERRO and MATTHEW TALIAFERRO
419 Janette Court
Goodlettsville, TN 37072

Name and address of property owner:

RACHEL TALIAFERRO and MATTHEW TALIAFERRO
419 Janette Court
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18, ON THE PLAN OF SECTION II GATEWAY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 81, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF MONTICELLO AVENUE AT THE COMMON CORNER OF LOT NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 82 FEET TO A CORNER OF LOT 19; THENCE WITH THE LINE BETWEEN LOTS 18 AND 19, SOUTHERLY 110.2 FEET TO A POINT IN THE NORTHERLY MARGIN OF JANETTE COURT; THENCE WITH THE MARGIN OF SAME, WESTERLY 102 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 39.27 FEET TO THE EASTERLY MARGIN OF MONTICELLO AVENUE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 94 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RACHEL FLORES, A SINGLE WOMAN IN INSTRUMENT 20070606-0067748 RECORDED 6/6/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 034-09-0-154-00

PROPERTY COMMONLY KNOWN AS: 419 JANETTE COURT, GOODLETTSVILLE, TN 37072

CERTIFICATE OF AUTHENTICTY

I, Amy J Gisnbaugher, 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 2/23/2022.

Date

Affiant Signature

3/10/22

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 10th day of MARCH, 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