Karen Johnson Davidson County
Batch# 824177 DEEDQC
03/17/2022 03:37:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220317-0031389

After Recording, Return To:
Return To:
Inspire Closing Services, LLC
420 Rouser Road, Suite 500
Moon Township, PA 15108
(877) 901-1629 116 3232
Return To:
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Linda Cartwright-Darden and **James Darden Jr**, 127 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01816-019.00-000

QUITCLAIM DEED

Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Linda Cartwright Darden, married to grantee, hereinafter grantor, whose tax-mailing address is **127 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Linda Cartwright-Darden** and **James Darden Jr**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **127 NEW BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072**, the following real property in Davidson County, Tennessee:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Jeffrie Cantrell, unmarried to Linda Cartwright Darden as set forth in Deed Book 10229 Page 454 dated 10/11/1996, recorded 10/18/1996, DAVIDSON County, TENNESSEE.

Parcel ID: 01816-019.00-000

Executed by the undersigned on Feb 8, 2022:

Linda Cartwright Darden

Linda Cartwright Darden

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 8, 2022 by **Linda Cartwright Darden** who is personally known to me or has produced TN DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 6, 2024

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8 day of Feb, 2022.

Linda Cartwright-Darden
Affiant

Linda Cartwright-Darden
Print Name

(Seal)

Auddie Malik Cousins
Notary Public

My commission expires:

11.6.24

Auddie Malik Cousins
Print Name

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

Exhibit A

File No.: 1167232

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A tract or parcel of land located in Goodlettsville, Davidson County, Tennessee, and more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., dated October 02, 1996, as follows;

BEGINNING at an iron rod in the northerly margin of New Brick Church Pike and the westerly margin of Bell Street; thence, with said northerly margin of New Brick Church Pike, South 84 degrees, 26 minutes, 25 seconds, West 28.00 feet to an iron rod; thence, leaving said margin with the northerly line of L.M. Clendenin as of record in Deed Book 5751, page 106, R.O.D.C. , Tennessee, and the southerly line this described tract, North 89 degrees, 22 minutes, 39 seconds, West 73.00 feet to an iron rod in the easterly line of the William Carter Property as of record in Deed Book 4360, page 588, R.O.D.C., Tennessee, and the westerly line of this described tract; thence, with said line and also with the easterly line of the L.S. White Property as of record in Deed Book 2443, page 593, R.O.D.C. , Tennessee, North 2 degrees, 18 minutes, 18 seconds, West 96.37 feet to an iron rod; thence, with the southerly line of the Moss Investments Property as of record in Deed Book 5541, page 254, R.O.D.C., Tennessee and the northerly line of described tract, South 88 degrees, 17 minutes, 32 seconds, East 104.79 feet to an iron rod in the westerly margin of Bell Street; thence, with said margin South 00 degrees, 00 minutes, 00 seconds, West 91.24 feet to the point of beginning, containing 9,748.91 square feet, or 0.22 acres, more or less.

Being the same property as conveyed from Jeffrie Cantrell, unmarried to Linda Cartwright Darden as set forth in Deed Book 10229 Page 454 dated 10/11/1996, recorded 10/18/1996, DAVIDSON County,

TENNESSEE.

Tax ID: 01816-019.00-000

Tennessee Certification of Electronic Document

I, EARL BOYD II, 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 02/08/2022 (date of document).

Affiant Signature

02/17/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries