Karen Johnson Davidson County
Batch# 830730 DEEDQC
03/29/2022 03:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220329-0036446

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 555181158-71970533

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 069-04-0-146

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of March, 2022, by and between **Verlon E. Nance, unmarried**, a mailing address of 161 Haynes Park Drive, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Verlon E. Nance, unmarried and Cordrea Nance, unmarried, as Joint Tenants with Right of Survivorship**, a mailing address of 161 Haynes Park Drive, Nashville, TN 37218, 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, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 161 Haynes Park Drive, Nashville, TN 37218

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: 20080623-0064441, recorded on 06/23/2008 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

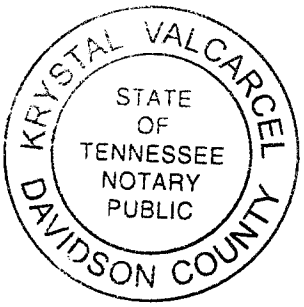
Verlon E. Nance
Verlon E. Nance

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Verlon E. Nance, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 18th day of March, 2022

Notary Public
My Commission expires: 05/09/2023



VALUATION AFFIDAVIT

I, 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.

Cordrea L. Nance
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 18th day of March, 2022.

Notary Public
My Commission Expires: 05/09/2023

KRYSTAL VALCARCEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Verlon E. Nance and Cordrea Nance
161 Haynes Park Drive
Nashville, TN 37218

Name and address of property owner:

Verlon E. Nance and Cordrea Nance
161 Haynes Park Drive
Nashville, TN 37218

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. 166 on the Plan of Section 2, Haynes Park Subdivision of record in Plat Book 4460, Page 51, 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 Peter A. Cleggett, Sr. and wife, Adrianna E. Cleggett by Warranty Deed from Gloria Jean Cato of record in Book 8383, Page 727, Register's Office for Davidson County, Tennessee, dated June 21, 1991. Said Peter Anthony Cleggett and Adrianna Erica Cleggett having divorced pursuant to Final Decree of Absolute Divorce in the Fourth Circuit for Davidson County, Tennessee Docket No. 94D1939, dated September 7, 1994.

And being the same property conveyed to Peter A. Cleggett, Sr. by Quit Claim Deed from Adrianna E. Cleggett of record in Book 10762, Page 394, in the Register's Office for Davidson County, Tennessee, dated December 16, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

APN: 069-04-0-146

PROPERTY COMMONLY KNOWN AS: 161 Haynes Park Drive, Nashville, TN 37218

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 03/18/2022 and authenticated according to law.

Dated: 3/22/2022

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 22ND day of MARCH, 2022, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025