Karen Johnson Davidson County
Batch# 832359 DEEDQC
03/31/2022 12:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220331-0037549

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280362075

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

Parcel ID No.: 122 01 0A 236.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of DEC, 2021, by and between **FRANCESCA NELSON, AN UNMARRIED WOMAN,** WHOSE POST OFFICE ADDRESS IS 22 Fawn Creek Pass, Nashville, TN 37214 **and THOMAS NELSON, AN UNMARRIED MAN WHO ACQUIRED TITLE AS WIFE AND HUSBAND,** a mailing address of 249 AIRWAY ROAD, SPENCER, VA 24165, hereinafter referred to as Grantor(s) and **FRANCESCA NELSON, AN UNMARRIED WOMAN,** a mailing address of 22 Fawn Creek Pass, Nashville, TN 37214, 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: 22 Fawn Creek Pass, Nashville, TN 37214

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: 20140728-0066813, recorded on 07/28/2014 in Davidson County, Tennessee.

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

FRANCESCA NELSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State. Francesca Nelson, 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. 22 Falcon Creek Pass

Witness my hand and seal, at office in Nashville TN 37214, this 22 day of December, 2021.

Notary Public
My Commission expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Thomas B. Nelson
THOMAS NELSON

STATE OF Virginia
COUNTY OF Spencer

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Thomas Nelson, 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 _____, this 1 day of December, 2021.

Alyasa Jones
Notary Public
My Commission expires: 1/31/2024

ALYASA RENEE JONES
NOTARY PUBLIC
REGISTRATION # 7902100
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
01/31/2024

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.

Thomas B. Nelson

Affiant

ALYASA RENEE JONES
NOTARY PUBLIC
REGISTRATION # 7902100
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
01/31/2024

Print Name: Thomas Nelson

STATE OF Virginia
COUNTY OF Spencer

Sworn to before me this 1 day of December 20 24.

Alyasa Ganes

Notary Public
My Commission Expires: 1/31/2024

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

FRANCESCA NELSON
22 Fawn Creek Pass
Nashville, TN 37214

Name and address of property owner:

FRANCESCA NELSON
22 Fawn Creek Pass
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 11, ON THE PLAN OF WOODLAND POINT, PHASE III, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA WOODLAND POINT), LOCATED ON FAWN CREEK PASS, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE III, OF RECORD IN BOUNDARY PLAT IN INSTRUMENT NO. 20000713006931 4, AND PLAT OF RECORD IN INSTRUMENT NO. 200010110101044, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FRANCESCA NELSON, A MARRIED WOMAN AND THOMAS NELSON, HER HUSBAND, BY WARRANTY DEED, FROM EUGENE K. JENKINS, JR., RECORDED JULY 28, 2014 AS INSTRUMENT NO. 20140728-0066813, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 122 01 0A 236.00

PROPERTY COMMONLY KNOWN AS: 22 FAWN CREEK PASS, NASHVILLE, TN 37214

CERTIFICATE OF AUTHENTICTY

I, Meg Komenda, 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 **12/22/2021**.

Date

Meg Komenda
Affiant's Signature

3-15-22
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 15th day of March, 2022.

Deborah A. Wolenchok
Notary's Signature DEBORAH A. WOLENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Wolenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries