Karen Johnson Davidson County
Batch# 853734 DEEDQC
05/11/2022 11:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220511-0053958

After recording return to:
Vylla Title, LLC
ATTN: Post Close Dept.
6200 Tennyson Pkwy, Suite 110
Plano, TX
File No. 101-10390316

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Map-Parcel Number: 059 04 0A 022.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of April, 2022 by and between **Alice Smith, an unmarried woman who acquired title as a married woman and Sheryl Smith, an unmarried woman, tenants in common with rights of survivorship**, residing at 3047 Ewingdale Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Sheryl Smith, an unmarried woman**, residing at 3047 Ewingdale Drive, Nashville, TN 37207, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Brookview Subdivision, Phase 1, as shown by plat of record in Instrument No. 200502090015100 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property Address: 3047 Ewingdale Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/01/2010 under Document Number 20100201-0007954 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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

Alice Smith

Alice Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alice Smith**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 22 day of April, 2022.

Ella K Butler

Notary Public

My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Sheryl Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sheryl Smith**, 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 TN, this 22 day of April, 2022

Ella K Butler
Notary Public

My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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: Sheryl Smith

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 22 day of April, 2022.

Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
Sheryl Smith
3047 Ewingdale Drive
Nashville, TN 37207

Name and address of property owner:
Sheryl Smith
3047 Ewingdale Drive
Nashville, TN 37207

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of Brookview Subdivision, Phase 1, as shown by plat of record in Instrument No. 200502090015100 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same which by Deed dated and recorded in the County of Davidson, State of TN in book page conveyed unto .

Tennessee Certification of Electronic Document

I, Delina D'Arcangelo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 04/22/2022 (date of document).

Delina D'Arcangelo

Affiant Signature

Date 05/03/2022

STATE OF ~~TEXAS~~ PA

COUNTY OF ~~COLLIN~~ Allegheny

Sworn to and subscribed before me this 3rd day of May, 2022.

Cara Sue Taucher

Notary Signature

My Commission Expires: 06-22-2025

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134