Karen Johnson Davidson County
Batch# 854087 DEEDQC
05/12/2022 10:22:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220512-0054554

AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. IT220369294

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

Map-Parcel No.: 032 13 0 018.00

QUITCLAIM DEED

THIS DEED made and entered into on this 20 day of April, 2022, by and between **Chad C. Willmore, an unmarried man and Emily R. Willmore, an unmarried woman, who acquired title as husband and wife,** a mailing address of 4216 Winterbrook Road, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Chad C. Willmore, an unmarried man,** a mailing address of 4216 Winterbrook Road, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 4216 Winterbrook Road, Nashville, TN 37207

Being the same which AB Invest, LLC by Deed dated August 31, 2017 and recorded October 5, 2017 in the County of Davidson, State of Tennessee in Instrument Number: 20171005-0102236 conveyed unto Chad C. Willmore and Emily R. Willmore, husband and wife.

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.

Chad C. Willmore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Chad C. Willmore, 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 Tennessee, this 22 day of April, 2022.

Notary Public
My Commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

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

Emily R. Willmore

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Emily R. Willmore, 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 Pittsburgh, PA, this 20th day of April, 2022.

Notary Public
My Commission expires: 11/21/2022

Commonwealth of Pennsylvania - Notary Seal
JEFFREY JOHN LEGLER - Notary Public
Allegheny County
My Commission Expires Nov 21, 2022
Commission Number 1339702

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.

Affiant

Print Name: Chad C. Willmore

STATE OF Tennessee
COUNTY OF Davidson

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

Notary Public
My Commission Expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

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

Chad C. Willmore
4216 Winterbrook Road
Nashville, TN 37207

Name and address of property owner:

Chad C. Willmore
4216 Winterbrook Road
Nashville, TN 37207

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: Emily Willmore

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to before me this 25th day of April, 2022.

Notary Public
My Commission Expires: 11/21/2022

Commonwealth of Pennsylvania - Notary Seal
JEFFREY JOHN LEGLER - Notary Public
Allegheny County
My Commission Expires Nov 21, 2022
Commission Number 1339702

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

Chad C. Willmore
4216 Winterbrook Road
Nashville, TN 37207

Name and address of property owner:

Chad C. Willmore
4216 Winterbrook Road
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF TIMBERTRAIL, SECTION I OF RECORD IN PLAT BOOK 5200, PAGE 205, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER: 032 13 0 018.00

PROPERTY COMMONLY KNOWN AS: 4216 WINTERBROOK ROAD, NASHVILLE, TN 37207

Tennessee Certification of Electronic Document

I, JENA BURGESS, 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 4-20-2022 (date of document).

Jena B
Affiant Signature

5-4-2022
Date

State of OHIO

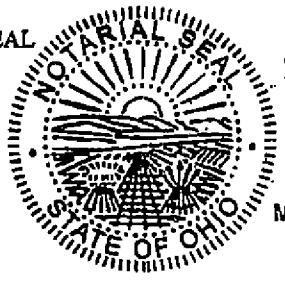
County of LORAIN

Sworn to and subscribed before me this 4 day of May, 22.

Heidi A. Meehan
Notary's Signature

MY COMMISSION EXPIRES: 7-22-2024

NOTARY'S SEAL



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024