Karen Johnson Davidson County
Batch# 856184 DEEDQC
05/16/2022 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220516-0056183

AFTER RECORDING RETURN TO:
Coast-To-Coast Title and Escrow Services, LLC
2240 Belleair Rd, STE 250
Clearwater, FL 33764
File No. 22-112308-TN-R

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

Tax ID No.: 180 02 0A 044.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 21 day of April, 2022, by and between **Elizabeth Andrusky F/K/A Elizabeth T. Andrusky, a married woman joined in execution by her spouse Alan Albert**, residing at 7212 Holt Run Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Alan Albert Andrusky and Elizabeth Andrusky, husband and wife, as tenants by the entirety**, residing at 7212 Holt Run Drive, Nashville, TN 37211, 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. 58 ON THE PLAN OF SECTION 1, THE RIDGE AT STONE CREEK, RS10 CLUSTER LOT DEVELOPMENT OF RECORD IN PLAT AT INSTRUMENT NO. 20031027-0157621, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 7212 Holt Run Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/28/2021 under Document Number: 20210628-008723 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.

Elizabeth Andrusky F/K/A Elizabeth T. Andrusky

Alan Albert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Elizabeth Andrusky F/K/A Elizabeth T. Andrusky and Alan Albert, 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 21 day of April, 2023.

LaTonya D Smith
Notary Public

My Commission expires: 8/27/2023

LATONYA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

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.

Elizabeth Andrusky
Affiant

Print Name: Elizabeth Andrusky

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 21 day of April, 2022

LaTonya S Smith
Notary Public
My Commission Expires: 8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

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

Alan Albert Andrusky and Elizabeth Andrusky
7212 Holt Run Drive
Nashville, TN 37211

Name and address of property owner:

Alan Albert Andrusky and Elizabeth Andrusky
7212 Holt Run Drive
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Tracy Freeman, do here by 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 the law on 4/21/22 (date of document).

Affiant Signature

4/22/22

Date

State of : FLORIDA

County of : PINELLAS

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

NOTARY'S SEAL

JO ANN D. STEWART
Commission # HH 189756
Expires January 21, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Notary's Signature

Jo Ann D. Stewart

Notary's Name

MY COMMISSION EXPIRES: 1-21-2026