AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 555530551-72156001

Karen Johnson Davidson County
Batch# 865354 DEEDQC
05/31/2022 03:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220531-0062843

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.: 059 06 0 039.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 14th day of May, 2022, by and between **Thelma D. Dismuke, a single woman**, a mailing address of 733 Troy Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Thelma D. Dismuke, a single woman and Geraldine Dismuke, an unmarried woman, as Joint Tenants with Right of Survivorship**, a mailing address of 733 Troy 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, 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: 733 Troy Drive, Nashville, TN 37207

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: 20200617-0063372, recorded on 06/17/2020 in Davidson County, TENNESSEE.
202205310062842
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.

Thelma D. Dismuke ✓
Thelma D. Dismuke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Thelma D. Dismuke, 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 14th day of May 2022

Zita M. Bowers
Notary Public
My Commission expires: 11/8/2022

ZITA M BOWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

Thelma D. Dismuke
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14 day of May, 2022

Zita M. Bowers
Notary Public
My Commission Expires: 11/8/2022

ZITA M BOWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Thelma D. Dismuke and Geraldine Dismuke
733 Troy Drive
Nashville, TN 37207

Name and address of property owner:

Thelma D. Dismuke and Geraldine Dismuke
733 Troy Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Ewing Valley, Section 1, of record in Book 4300, page 167, Register's Office for said County.

Said Lot No. 35 fronts 70 feet on the northerly side of Troy Drive and extends back 110.3 feet on the easterly line and 145.8 feet on the westerly line to a broken line in the rear measuring 106.71 feet thereon.

This conveyance is subject to restrictive covenants of record in Book 4601, page 374, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

APN: 059 06 0 039.00

PROPERTY COMMONLY KNOWN AS: 733 Troy Drive, Nashville, TN 37207

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 5/14/2022 and authenticated according to law.

Dated: 05/26/2022

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 26TH day of MAY, 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