Karen Johnson Davidson County
Batch# 868872 DEEDQC
06/08/2022 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220608-0065662

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280442397

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

Tax ID No.: 075-12-0-044-00

QUITCLAIM DEED

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

Please mail future tax statements to new grantee address:
HEATHER DOUGLAS & STEVEN DOUGLAS, 1117 RICHARD LEE CIRCLE, NASHVILLE, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 20th day of May, 2022, by and between **Heather Douglas F/K/A Heather Lynn Turner, a married woman who acquired title as unmarried, joined in execution by her spouse Steven Douglas, residing at 1117 Richard Lee Circle, Nashville, TN 37076, hereinafter referred to as Grantor(s) and Heather Douglas and Steven Douglas, wife and husband, as tenants by the entirety, residing at 1117 Richard Lee Circle, Nashville, TN 37076, 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: 1117 Richard Lee Circle, Nashville, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/30/2007 under Document Number: 20070530-0063949 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.

Heather Douglas F/K/A Heather Lynn Turner

Heather Douglas F/K/A Heather Lynn Turner

Steven Douglas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Heather Douglas F/K/A Heather Lynn Turner and Steven Douglas, 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 Hermitage, TN, this 20th day of May, 2022

Notary Public

My Commission expires: 12/21/2024

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF HERMITAGE, COUNTY OF DAVIDSON, STATE OF TN, DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57, ON THE PLAN OF REVISED PLAT OF SECTION 4, MEADOWS OF TULIP GROVE, OF RECORD IN BOOK 9700, PAGE 252, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO HEATHER LYNN TURNER BY DEED FROM MARTHA ELAINE POTTER, DATED MAY 25, 2007 AND RECORDED MAY 30, 2007, IN INSTRUMENT NUMBER 20070530-0063949, IN THE COUNTY RECORDS OF DAVIDSON, TN

PARCEL ID NUMBER: 075-12-0-044-00

PROPERTY COMMONLY KNOWN AS: 1117 RICHARD LEE CIRCLE, NASHVILLE, TN 37076

Tennessee Certification of Electronic Document

I, Emily Wilks, 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 20th of May, 2022 (date of document).

Affiant Signature

5/23/2022
Date

STATE OF PA
COUNTY OF Allegheny

Sworn to and subscribed before me this 23 day of May, 2022.

Notary's Signature

My Commission Expires: 2/18/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
KEARA L. HOLLINGSWORTH - Notary Public
Allegheny County
My Commission Expires February 18, 2026
Commission Number 1411554