AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road, Bldg. 5
Coraopolis, PA 15108
File No. 50024309 Prince

Karen Johnson Davidson County
Batch# 869294 DEEDQC
06/10/2022 08:07:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220610-0065992

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

Tax ID No.: 09107019100

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 24 day of May, 2022, by and between David Keith Prince and Angel Nicole Prince, husband and wife, residing ~~at 5~~108 Kentucky Avenue, Nashville, TN 37209, and Sharon Lynn Taylor, a married woman, joined in execution by her spouse Walter Taylor, as Heir to the Estate of Joseph B. Simmons, deceased and Oneal Simmons, deceased, residing at 4938 Old Hickory Blvd, Nashville, TN 37218, hereinafter referred to as Grantor(s) and David Keith Prince and Angel Nicole Prince, husband and wife, as tenants by the entirety, residing at 5108 Kentucky Avenue, Nashville, TN 37209, 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: 5108 Kentucky Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/22/2020 under Instrument Number: Instrument Number: 20200522-0053392 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.

David Keith Prince

Angel Nicole Prince

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, David Keith Prince and Angel Nicole Prince, 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 24 day of May, 2022

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.

Sharon Lynn Taylor, as Heir to the Estate of Joseph B. Simmons and Oneal Simmons

Sharon Lynn Taylor, as Heir to the Estate of Joseph B. Simmons and Oneal Simmons

Walter Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Sharon Lynn Taylor, as Heir to the Estate of Joseph B. Simmons and Oneal Simmons and Walter Taylor, 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 24 day of May, 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.

Angel Nicole Prince
David Keith Prince
Affiant

Print Name: Angel Nicole Prince
David Keith Prince

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 24 day of May, 2022.

Ella K Butler
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:

David Keith Prince and Angel Nicole Prince
5108 Kentucky Avenue
Nashville, TN 37209

Name and address of property owner:

David Keith Prince and Angel Nicole Prince
5108 Kentucky Avenue
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20200522-0053392 AND PARCEL # 09107019100, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1019 AND THE EAST 17 1/2 FEET OF LOT NO. 1021, OF BLOCK 173, PLAN NO. I, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 1019 AND PART OF SAID LOT 1021 ADJOIN AND FRONT TOGETHER 42 1/2 FEET ON THE NORTH SIDE OF KENTUCKY AVENUE AND RUN BACK BETWEEN MPARALLEL LINES 150 FEET TO AN ALLEY.

PARCEL ID NUMBER: 09107019100

BEING THE SAME PROPERTY ACQUIRED BY DAVID KEITH PRINCE AND ANGEL NICOLE PRINCE BY DEED OF JIMMY RAY SIMMONS, AN UNMARRIED MAN, KATHY JUNE GARRISON, AN UNMARRIED WOMAN, AND PEGGY JO HIGGINS, A MARRIED WOMAN, DATED 05/12/2020 AND RECORDED 05/22/2020 IN INSTRUMENT NUMBER 20200522-0053392

PROPERTY COMMONLY KNOWN AS: 5108 KENTUCKY AVENUE, NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Allyson Kotouch, 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 5/24/2022.
(Date of Document)

Allyson Kotouch
Affiant Signature

5/25/2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 25th day of May, 2022.

Virginia L.W. Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2022

NOTARY'S SEAL