Karen Johnson Davidson County
Batch# 873333 DEEDQC
06/17/2022 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220617-0069329

After recording return to:
ClientFirst Title LLC
1000 Germantown Pike Ste J1
Plymouth Meeting, PA
File No. R22TN108085

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

Parcel No.: 15008004800

QUITCLAIM DEED

THIS DEED made and entered into on this 25 day of May, 2022 by and between **Nicole Dallaire, a married woman who acquired title as a single woman,** a mailing address of 3605 Arcadia Circle, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Nicole R. Dallaire, a married woman,** a mailing address of 3605 Arcadia Circle, Antioch, TN 37013, 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 premises, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Property Address: 3605 Arcadia Circle, Antioch, TN 37013

Being the same which Beverly S. Norton, unmarried, by Deed dated 11/30/2010 and recorded 12/06/2010 in the County of Davidson, State of TN, in Instrument Number: 20101206-0096933 conveyed unto Nicole Dallaire, a single woman.

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.

Nicole R Dallaire

Nicole R. Dallaire

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Nicole R. Dallaire, 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, this 25 day of May, 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

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 516, PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 5, as shown on plat of record in Plat Book 6250, Pages 783 and 784, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 516 fronts 92 feet on the westerly margin of Arcadia Circle and extends back 120 feet on the northerly line and 110 feet on the southerly line to a dead line in the rear measuring 45.34 feet thereon.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and im,nictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5289, Page 687 and Book 6767, Page 456, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Parcel ID Number: 15008004800

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: Nicole R Dallaire

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 25 day of May, 2022.

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:

Nicole R. Dallaire
3605 Arcadia Circle
Antioch, TN 37013

Name and address of property owner:

Nicole R. Dallaire
3605 Arcadia Circle
Antioch, TN 37013

Tennessee Certification of Electronic Document

I; Bryan Gutierrez, 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 25 - MAY - 2022 (date of document).

Bryan Gutierrez
Affiant Signature

06/13/2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 13 day of JUNE, 2022.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954