Karen Johnson Davidson County
Batch# 875912 DEEDQC
06/22/2022 02:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220622-0071333

AFTER RECORDING RETURN TO:
ClientFirst Title LLC

File No. R22TN107453

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

New owner address and
Send Tax Statements to:
Japheth Jones
486 Rural Hill Road
Nashville, TN 37217

Tax ID No.: 150-01-0-036

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 19TH day of APRIL, 2022, by and between **Japheth Jones, a single individual and Racheal Lopez, who erroneously acquired title as Rachael Lopez, a single individual**, both residing at 486 Rural Hill Road, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Japheth Jones, a single individual,** residing at 486 Rural Hill Road, Nashville, TN 37217, 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 Located in Davidson County, Tennessee, being all of Lot No. 168, Section One, Edge-O-Lake Estates, according to plat and survey of same appearing of record in Book 3600, page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Property Address: 486 Rural Hill Road, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/07/2014 under Instrument Number: 20140707-0059623 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.

Japheth Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Japheth Jones, 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 TENNESSEE, this 19th day of April, 2022

Notary Public Denise Delozier

My Commission expires: July 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Racheal Lopez who erroneously aquired title as Rachael Lopez
Racheal Lopez, who erroneously acquired title as Rachael Lopez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Racheal Lopez, who erroneously acquired title as Rachael Lopez, 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 Tennessee, this 19th day of April, 2022.

Notary Public Denise Delozier

My Commission expires: July 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant Bryan Gutierrez

Subscribed and sworn before me, this 16 day of June, 2022

Notary Jennifer L. Lander

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

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 **APRIL - 19 - 2022** (date of document).

Affiant Signature

06/16/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16 day of 06, **2022**.

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