Karen Johnson Davidson County
Batch# 908403 DEEDQC
08/25/2022 03:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220825-0096220

Commitment Number: TN22107375

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD, SUITE 500
CORAOPOLIS, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081. File Number: TN22107375.

New Property Owner/Mail Tax Statements To:
Mark L. Curtis and **Joy Michelle Curtis**, 7540 Oak Haven Trce, Nashville, TN 37209-5190

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
114 03 0 004.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mark L. Curtis and **Joy Michelle Curtis who acquired title as Michelle Curtis**, husband and wife, hereinafter grantors, whose tax-mailing address is **7540 Oak Haven Trce, Nashville, TN 37209-5190**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Mark L. Curtis** and **Joy Michelle Curtis**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **7540 Oak Haven Trce, Nashville, TN 37209-5190**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 31, Oakhaven Subdivision, Section 5, as recorded in Instrument No. 20020618-0073568, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Property Address is: 7540 Oak Haven Trce, Nashville, TN 37209-5190

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20020701-0078577 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 114 03 0 004.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 8/20, 2022:

Mark L. Curtis

Joy Michelle Curtis who acquired title as Michelle Curtis

STATE OF TN
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me on 8/20, 2022 by **Mark L. Curtis** and **Joy Michelle Curtis who acquired title as Michelle Curtis** who are personally known to me or have produced DRIVERS LIC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 03/07/2023

State of TN
County of ~~DAVIDSON~~ WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of AUGUST, 20 22.

Mk L Curtis
Affiant

Mark L Curtis
Print Name

(Seal)

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

CTIC# _____

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **08/20/2022**

Affiant Signature

08/25/2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **25th** day of **August**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462