AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220049125LD

Karen Johnson Davidson County
Batch# 910568 DEEDQC
08/31/2022 08:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220831-0098020

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

Tax ID No.: 148 12 0 164.00

QUITCLAIM DEED

THIS DEED made and entered into on this 25 day of Aug, 2022, by and between **Harlan B. Embry, an unmarried man, individually and as surviving spouse of Sharon Embry, deceased,** residing at 117 Dowdy Court, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Harlan B. Embry, an unmarried man,** residing at 117 Dowdy Court, 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 real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 117 Dowdy Court, Antioch, TN 37013

BEING THE SAME PROPERTY CONVEYED TO HARLAN B. EMBRY AND SHARON EMBRY FROM WALLIE L CERVANTEZ JR AND MELINDA G. CERVANTEZ, DATED 01/29/1987, RECORDED 02/06/1987, DEED, BOOK 7129, PAGE 715, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

AFFIDAVIT OF CONTINUOUS MARRIAGE WAS RECORDED ON 10/12/2020 UNDER INSTRUMENT NUMBER: 20201012-0118328 IN THE OFFICIAL RECORDS 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.

Harlan B. Embry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Harlan B. Embry, 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 TN, this 25 day of August, 2022.

Notary Public

My Commission expires: 09/08/2025

KELLY BAER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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: HARLAN B EMBRY

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 25 day of August, 2022.

Notary Public
My Commission Expires: 09/08/2025

Name and address for person(s) responsible for taxes:

Harlan B. Embry
117 Dowdy Court
Antioch, TN 37013

Name and address of property owner:

Harlan B. Embry
117 Dowdy Court
Antioch, TN 37013

KELLY BAER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. BEING LOT NO. 79 ON THE PLAN OF HAZELWOOD, SECTION 11, AS OF RECORD IN PLAT BOOK 4300, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO HARLAN B EMBRY AND SHARON EMBRY FROM WALLIE L CERVANTEZ JR AND MELINDA G. CERVANTEZ, DATED 01/29/1987, RECORDED 02/06/1987, DEED, BOOK 7129, PAGE 715, COUNTY OF DAVIDSON, STATE OF

Parcel/APN/Tax ID: 148 12 0 164.00

Certificate of Authenticity

I, Jennifer Terranova, 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 August 25, 2022.

Date

Jennifer Terranova

Affiant Signature

8/26/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 26th day of August, 2022.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2026

My Commission Expires: 04/22/2026

Date

Notary's Seal (if on paper)