AFTER RECORDING RETURN TO:
LINDA A. WADE
6209 California Avenue
Nashville, TN 37209
File No. R-231135-MOB

Karen Johnson Davidson County
Batch# 921959 DEEDQC
09/27/2022 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220927-0106900

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

Tax ID No.: 091 02 0 045.00

QUITCLAIM DEED

THIS DEED made and entered into on this 23 day of Sept, 2022 by and between **LINDA A. WADE, a married woman who acquired title as an unmarried person, joined in execution by her spouse, ERIC T. BRICKHOUSE,** residing at 6209 California Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **LINDA A. WADE, a married woman,** residing at 6209 California 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: 6209 California Avenue, Nashville, TN 37209

BEING THE SAME PROPERTY CONVEYED TO LINDA A. WADE, AN UNMARRIED PERSON FROM VICTOR E. NETHERTON AND WIFE, CAROLYN S. NETHERTON, BY DEED DATED JANUARY 15, 1988, RECORDED ON JANUARY 25, 1988 IN INSTRUMENT NUMBER 99822, BOOK 7455 AND PAGE 197.

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.

LINDA A. WADE

ERIC T. BRICKHOUSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LINDA A. WADE and ERIC T. BRICKHOUSE, 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 Sumner Co., this 23 day of Sept, 2022.

Notary Public

My Commission expires: 7/26/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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: LINDA A. WADE

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of Sept, 2022.

Notary Public
My Commission Expires: 2/26/24

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

LINDA A. WADE
6209 California Avenue
Nashville, TN 37209

Name and address of property owner:

LINDA A. WADE
6209 California Avenue
Nashville, TN 37209

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 10 OF BLOCK 16 ON THE MAP OF CHEROKEE PARK SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL ID NUMBER: 091 02 0 045.00

PROPERTY COMMONLY KNOWN AS: 6209 CALIFORNIA AVENUE, NASHVILLE, TN 37209

Certificate of Authenticity

I, Jenna Stromley, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on 9/23/2022.

Jenna Stromley

Affiant Signature

9/23/2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 23 day of September, 2022

Notary Signature

My Commission Expires 3/3/24

Notary's Seal

