Karen Johnson Davidson County
Batch# 922950 DEEDQC
09/29/2022 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220929-0107458

File Number: ORG-373071

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

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

New Property Owner/Mail Tax Statements To:
Taylor J. Downing, 633 BEL AIR DR., NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13401006100

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Taylor J. Downing who acquired title as Taylor J. Rager, now unmarried, hereinafter grantor, whose tax-mailing address is 633 BEL AIR DR., NASHVILLE, TN 37217, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Taylor J. Downing, an unmarried woman, hereinafter grantee, whose tax mailing address is 633 BEL AIR DR., NASHVILLE, TN 37217, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: Being Lot No. 75 on the Plan of Curreywood Acres Section 1 of record in Book 2133 Page 109 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description APN: 13401006100 Being the same premises conveyed from Cody Rager and Taylor Downing N/K/A Taylor J. Rager, a married couple to Taylor J. Rager in a deed dated 02/19/2019 and recorded date 02/27/2019 in Instrument Number 20190227-0017723 of the official records.

Property Address is: 633 BEL AIR DR., NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190227-0017723 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13401006100

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 September 23, 2022:

Taylor J. Downing

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me on 23rd SEPTEMBER 2022 by **Taylor J. Downing** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

AMEZE AGBORO
NOTARY PUBLIC, STATE OF GEORGIA
Fulton County
Commission #00470293
My Commission Expires September 30, 2024

State of GEORGIA
County of COBB

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 $_____ 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 23rd day of September, 2022.

Taylor Downing
Affiant

Taylor Downing
Print Name

(Seal)

Agboro
Notary Public

My commission expires:
09-30-2024

Ameze Agbo
Print Name

AMEZE AGBORO
NOTARY PUBLIC, STATE OF GEORGIA
Fulton County
Commission #00470293
My Commission Expires September 30, 2024

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 09/23/2022 (date of document).

Affiant Signature

09/23/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23 day of sept, 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