Karen Johnson Davidson County
Batch# 927215 DEEDQC
10/10/2022 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221010-0111016

File Number: ORG-384553

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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:
Samuel L. Howard and Ashleigh Smither, 1253 ANDREW DONELSON DR., HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 075110A04500CO

QUITCLAIM DEED

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

Samuel L. Howard, Jr., a single man, hereinafter grantor, whose tax-mailing address is **1253 ANDREW DONELSON DR., HERMITAGE, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Samuel L. Howard, Jr.**, a single man, and **Ashleigh Smither**, a single woman, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **1253 ANDREW DONELSON DR., HERMITAGE, TN 37076**, 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: Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description. APN: 075110A04500CO
Property Address is: 1253 ANDREW DONELSON DR., HERMITAGE, TN 37076

Executed by the undersigned on October 1, 2022

Samuel L. Howard, Jr.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 1, 2022 by **Samuel L. Howard, Jr.** who is personally known to me or has produced TN 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

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

State of Tennessee
County of Davidson

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 $ $1.00 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 1st day of October, 2022.

Affiant

Samuel L Hawkins Jr

Print Name

(Seal)

Notary Public

My commission expires:

5/7/2024

Leslie Isabell

Print Name

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

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 10/01/2022 (date of document).

Affiant Signature

10/01/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 01 day of OCTOBER, 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