Karen Johnson Davidson County
Batch# 933436 DEEDQC
10/24/2022 03:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221024-0115456

File Number: ORG-384030

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:**
**MARYAM RANDOLPH**, 116 CROSS TIMBERS DR., Nashville, TN 37221

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14202004700**

## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce

**Maryam Randolph** and **John Randolph**, who took title as wife and husband, now divorced, and neither remarried, hereinafter grantors, whose tax-mailing address is **Maryam Randolph: 116 Cross Timbers Dr., Nashville, TN 37221 / John Randolph: 350 Old Hickory Blvd. Apt 5438, Nashville, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Maryam Randolph**, sole owner, hereinafter grantee, whose tax mailing address is **116 Cross Timbers Dr., Nashville, TN 37221**, 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, Tennessee, being Lot No. 63 on the Plan of Cross Timbers, Section 2 of record in Plat Book 3700, Page 92, in the Register's Office for Davidson County. Said Lot No. 63 fronts 93.60 feet on the Easterly side of Cross Timbers Drive, and extends back 208.8 feet on the Northerly line and 158.2 feet on the Southerly line to a dead line, in the rear, which is a broken line measuring a total of 174.5 feet thereon. APN: 14202004700**
**Property Address is: 116 Cross Timbers Dr., Nashville, TN 37221**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190417-0035388 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 14202004700

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 October 6, 2022:

**This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Case Number: 22D-445 relating to subject premises. John Randolph acknowledges that no money or other consideration is owed to him/her for this real property.**

John Randolph

**John Randolph**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 6, 2022 by **John Randolph** who is personally known to me or has produced Drivers 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

Executed by the undersigned on October 17, 2022

**Maryam Randolph**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 17, 2022 by **Maryam Randolph** who is personally known to me or has produced DL 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.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
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 6th day of October, 2022.

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

(Seal)

John Randolph
Affiant

John Randolph
Print Name

Notary Public

My commission expires:
5/7/2024

Leslie Isabell
Print Name

**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 10/17/2022 (date of document).

Affiant Signature

10/17/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17TH 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