AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220058191LD

Karen Johnson Davidson County
Batch# 938640 DEEDQC
11/07/2022 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221107-0119679

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

Tax ID No.: 032 13 0 017.00

QUITCLAIM DEED

THIS DEED made and entered into on this 2nd day of November, 20 22, by and between **Shelia Moore, who erroneously acquired title as Sheila Moore, a single person,** residing at 4212 Winterbrook Road, Nashville, TN 37207, hereinafter referred to as Grantor(s) **Shelia Moore, a single person,** residing at 4212 Winterbrook Road, Nashville, TN 37207, 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: 4212 Winterbrook Road, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/31/2003 under Instrument Number: Document Number: 20031231-0184690 in the Register's Office 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.

Shelia Moore

Shelia Moore, who erroneously acquired title as Sheila Moore, a single person

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Shelia Moore, who erroneously acquired title as Sheila Moore,** 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 Tennessee, this 2nd day of November, 2022.

Notary Public

My Commission expires: 5/7/2024

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

Shelia Moore
Affiant

Print Name: Shelia Moore

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

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 2nd day of November, 2022.

Notary Public
My Commission Expires: 5/7/2024

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

Shelia Moore
4212 Winterbrook Road
Nashville, TN 37207

Name and address of property owner:

Shelia Moore
4212 Winterbrook Road
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

The following described property situated in the County of DAVIDSON, State of TENNESSEE, to wit:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF TIMBERTRAIL, SECTION ONE, OF RECORD IN PLAT BOOK 5200, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SHEILA MOORE FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, BY ITS DULY AUTHORIZED ATTORNEY IN FACT, BURROW CLOSING MANAGEMENT CORPORATION, DATED 12/19/2003, RECORDED 12/31/2003, DEED INSTRUMENT # 20031231-0184690, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 032 13 0 017.00