Karen Johnson Davidson County
Batch# 941814 DEEDQC
11/16/2022 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221116-0121978

AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9393 Olde Eight Road
Northfield, OH 44067
File No. IT220978399

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 075 12 0A 139.00

# QUITCLAIM DEED

THIS DEED made and entered into on this 7 day of November 2022, by and between **Nancy Carol Luther a/k/a Carol Luther, an unmarried woman,** residing at 529 Scotts Creek Trail, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Nancy Carol Luther, an unmarried woman,** residing at 529 Scotts Creek Trail, Nashville, TN 37076, 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: 529 Scotts Creek Trail, Hermitage, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/25/2015 under Instrument Number: Instrument Number: T20150021899 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.

Nancy Carol Luther AKA Carol Luther

**Nancy Carol Luther a/k/a Carol Luther**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nancy Carol Luther a/k/a Carol Luther**, 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 Davidson County, this 7 day of November, 2022

Michelle R Davis

Notary Public

My Commission expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

# 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.

Nancy Carol Luther AKA Carol Luther
Affiant

Print Name: Nancy Carol Luther AKA Carol Luther

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 7 day of November, 2022

Michelle R Davis
Notary Public
My Commission Expires: 7/2/2024

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

Nancy Carol Luther
529 Scotts Creek Trail
Nashville, TN 37076

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Name and address of property owner:

Nancy Carol Luther
529 Scotts Creek Trail
Nashville, TN 37076

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

**EXHIBIT A**
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF GREER MEADOWS AT CEDAR CREEK, SECTION THREE, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20031120-0169483, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME WHICH CONNIE JENNETTE, UNMARRIED BY DEED DATED MARCH 4, 2015 AND RECORDED MARCH 25, 2015 IN THE COUNTY OF DAVIDSON , STATE OF TN IN 20150325-0025787 CONVEYED UNTO
CAROL LUTHER, UNMARRIED

PARCEL ID NUMBER: 075 12 0A 139.00

PROPERTY COMMONLY KNOWN AS: 529 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076

**Tennessee Certification of Electronic Document**

I, Jena Burgess, 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 11-7-2022 (date of document).

Affiant Signature

11-07-2022
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 7th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/23/2023

NOTARY'S SEAL:

RACHEL PETRICK
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-23-2023