Karen Johnson Davidson County
Batch# 954876 DEEDQC
12/27/2022 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221227-0132448

AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9393 Olde Eight Road
Northfield, OH 44067
File No. FS221181474

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

Tax ID No.: 136 15 0A 051.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 17 day of December, 2022, by and between **Alanna Cort, a married woman who acquired title as a single woman, joined in execution by her spouse Gabriel Adedeji,** residing at 3405 Old Anderson Road, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Alanna Cort and Gabriel Adedeji, a married couple, as joint tenants with right of survivorship,** residing at 3405 Old Anderson Road, Nashville, TN 37013, 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: 3405 Old Anderson Road, Unit 219, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/23/2020 under Instrument Number: 20200123-0008482 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.

Alanna Cort

Gabriel Adedeji

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alanna Cort and Gabriel Adedeji**, 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 17 day of December, 2022

Notary Public

My Commission expires: 07-17-2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 51 on the Plan of First Revision to Phase 2 Final Plat Watercrest Townhomes, a Horizontal Property Regime of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same which Bobbi L. Smith, a single woman by Deed Dated November 22, 2019 and recorded January 23, 2020 in the County of Davidson , State of TN in 20200123-0008482 conveyed unto Alanna Cort, single woman

Parcel ID Number: 136 15 0A 051.00

Property commonly known as: 3405 Old Anderson Road, Unit 219, Nashville, TN 37013

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.

Alanna Cort
Affiant

Print Name: Alanna Cort

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of December, 2022

Helen F Mackey
Notary Public
My Commission Expires: 07-17-2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

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

Alanna Cort and Gabriel Adedeji
3405 Old Anderson Road
Nashville, TN 37013

Name and address of property owner:

Alanna Cort and Gabriel Adedeji
3405 Old Anderson Road
Nashville, TN 37013

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 12/17/22 (date of document).

Affiant Signature

12/23/22
Date

State of Ohio

County of Lorain

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