Karen Johnson Davidson County
Batch# 955428 DEEDQC
12/28/2022 09:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221228-0132892

AFTER RECORDING RETURN TO:
Title365/Recording Team
345 Rouser Road, Bldg 5, Suite 101
Coraopolis, PA 15108
File No. ORG-401208

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

Tax ID No.: 03316013200

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 22 day of December, 2022 by and between **Angela G. Booker who acquired title as Angela Booker, now married to Onna V. Parker, III,** residing at 1124 Nelson Drive, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Angela G. Booker and Onna V. Parker, III, as joint tenants with rights of survivorship,** residing at 1124 Nelson Drive, Nashville, TN 37115, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Being Lot No. 83, Primrose Meadows, Section 2, a plat of which is of record in Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel ID Number: 03316013200

Property commonly known as: 1124 Nelson Drive, Nashville, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/09/2004 under Instrument Number: 20040209-0015021 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.

Angela G. Booker

Angela G. Booker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Angela G. Booker,** 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, this 22 day of December, 2022

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Onna V. Parker, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Onna V. Parker, III**, 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, this 22 day of December, 2022

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
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.

Angela G Booker
Affiant

Print Name: Angela G Booker

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of December, 2022

Kimberly Kronick-Worrall
Notary Public
My Commission Expires: 09/02/2024

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

Angela G. Booker and Onna V. Parker, III
1124 Nelson Drive
Nashville, TN 37115

Name and address of property owner:

Angela G. Booker and Onna V. Parker, III
1124 Nelson Drive
Nashville, TN 37115

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, KAREN TICHENOR, 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 12-22-2022 (date of document).

Affiant Signature

Date 12-28-2022

State of NEBRASKA

County of DOUGLAS

Sworn to and subscribed before me this 28 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/5/23

GENERAL NOTARY - State of Nebraska
AVA CHESTER
My Comm. Exp. April 5, 2023

202212280132892