AFTER RECORDING RETURN TO:
Linda P Downum
618 Cottonwood Drive
Nashville, TN 37214
File No. TN31202

Karen Johnson Davidson County
Batch# 959503 DEEDQC
01/10/2023 09:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230110-0001996

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

Tax ID No.: 096-06-0-177-00

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 4th day of January, 20 23, by and between **Linda P Downum who acquired title as Lynda P Downum,** a single person, residing at 618 Cottonwood Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Linda P Downum,** a single person, residing at 618 Cottonwood Drive, Nashville, TN 37214, 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: 618 Cottonwood Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/27/2007 under Instrument Number: Instrument Number. 20070227-0024234 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.

Linda P Downum who aquired title as Lynda P Downum

Linda P Downum who acquired title as Lynda P Downum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Linda P Downum who acquired title as Lynda P Downum**, 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 4th day of JANUARY, 2023

Notary Public DENISE DELOZIER

My Commission expires: JULY 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM 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.

Linda P. Downum
Affiant

Print Name: LINDA P. DOWNUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 4TH day of JANUARY, 2023.

Notary Public DENISE DELOZIER
My Commission Expires: JULY 26, 2025

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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

Linda P Downum
618 Cottonwood Drive
Nashville, TN 37214

Name and address of property owner:

Linda P Downum
618 Cottonwood Drive
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

LOT 60, SECTION II, CLOVERHILL SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 46, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

Parcel ID Number: 096-06-0-177-00

Being the same property conveyed to Lynda P. Downum, a single person by Warranty Deed from Bruce R. Gill and wife, Susan F. Gill Trustee's U/A/D July 29th, 1997 of the Gill Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto of record as Instrument No. 20070227-0024234 in the Register's Office for Davidson County, Tennessee, dated February 22, 2007 and recorded on February 27, 2007.

Property commonly known as: 618 Cottonwood Drive, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Jessica Porubcan, 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 01/04/2023 (date of document).

Affiant Signature

01/10/2023
Date

State of Wisconsin

County of Waukesha

Sworn to and subscribed before me this 10th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-25

NOTARY'S SEAL

JEFFERY D. OILER
NOTARY
PUBLIC
STATE OF WISCONSIN