Karen Johnson Davidson County
Batch# 960217 DEEDQC
01/11/2023 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230111-0002360

AFTER RECORDING RETURN TO:
METLIFE LEGAL PLANS DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. Timothy Conley

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 082-16-0-240

QUIT CLAIM DEED

THIS DEED made and entered into on this 3 day of January, 2023, by and between **Timothy Conley A/K/A Timothy Richard Conley, and wife and Carolina Joy Conley A/K/A Carolina Conley**, whose address is 702 Fatherland St, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Timothy Conley and Carolina Joy Conley, as trustees of the Timothy Conley and Carolina Joy Conley Revocable Living Trust dated October 15, 2021**, whose address is 702 Fatherland St, Nashville, TN 37206, 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 commonly known as: 702 Fatherland St, Nashville, TN 37206

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20200624-0068315, recorded on 06/24/2020 in 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.

Timothy Conley A/K/A Timothy Richard Conley

Carolina Joy Conley A/K/A Carolina Conley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Timothy Conley A/K/A Timothy Richard Conley and Carolina Joy Conley A/K/A Carolina Conley, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 3rd day of January, 2023.

Notary Public
My Commission expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

VALUATION AFFIDAVIT

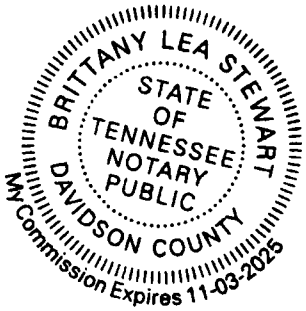
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Melissa Jansen
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 3rd day of January, 2023.

Brittany Stewart
Notary Public
My Commission Expires: 11-3-2025



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

Timothy Conley and Carolina Joy Conley
702 Fatherland St
Nashville, TN 37206

Name and address of property owner:

Timothy Conley and Carolina Joy Conley
702 Fatherland St
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of J S Williams Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 45, 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 property conveyed to David C. Miller, unmarried and James Bridges, unmarried as tenants in common with right of survivorship by Deed from E3 Construction Services, LLC of record at Instrument No.20111221-0099553, Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on December 21, 2011.

Being the same property conveyed to David C. Miller, unmarried by Quitclaim deed from James Bridges, unmarried, and David C. Miller, unmarried of record in Instrument No. 20121206-0112673 Register's Office for Davidson County, Tennessee, dated November 26, 2012 and recorded on December 6, 2012. The said David C. Miller having since died testate on June 8, 2017, leaving James Scott Bridges as his sole heir as noted in Last Will and Testament of record in Probate Docket No. 17P-1382, Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to:

- Taxes for the year 2020, a lien not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.

- Specific Power of Attorney of record in Instrument Number 20111221-0099554, in the Register's Office for Davidson County, Tennessee.

- Notice of Completion of record in Instrument Number 20111114-0088828, in the Register's Office for Davidson County, Tennessee.

- Restrictive Covenant for Detached Structure of record in Instrument Number 20111116-0089676, in the Register's Office for Davidson County, Tennessee.

- Easement as contained in Deed of record in Instrument Number 20031223-0182796, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

APN: 082-16-0-240

PROPERTY COMMONLY KNOWN AS: 702 Fatherland St, Nashville, TN 37206

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 1/3/2023 and authenticated according to law.

Dated: 1/11/2023

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 11TH day of JANUARY, 2023, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025