AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220061416LD

This document prepared by:
John Windsor, Esq.
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Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 962267 DEEDQC
01/18/2023 03:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230118-0004168

Tax ID No.: 150-09-0-044-00

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 12th day of January, 2023, by and between **Tony Strode A/K/A Tony Ray Strode, a married man who acquired title as unmarried, joined in execution by his spouse Ramona Braden,** residing at 2615 Forestview Dr, Antioch, TN 37013, hereinafter referred to as Grantor(s) **Tony Strode and Ramona Braden, husband and wife, as tenants by the entirety,** residing at 2615 Forestview Dr, Antioch, 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: 2615 Forestview Dr, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/17/1993 under Instrument Number: Book 9191 Page 34 Instrument Number 98106 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.

Tony Strode

Ramona Braden

A/K/A Tony Ray Strode

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tony Strode A/K/A Tony Ray Strode and Ramona Braden**, 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 Nashville, TN, this 12th day of January, 2023.

Notary Public

My Commission expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
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.

Affiant

Print Name: Tony Strode

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 18th day of January, 2023.

Notary Public
My Commission Expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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

Tony Strode, and Ramona Braden
2615 Forestview Dr
Antioch, TN 37013

Name and address of property owner:

Tony Strode, and Ramona Braden
2615 Forestview Dr
Antioch, TN 37013

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 170 ON THE PLAN OF FOREST VIEW PARK, SECTION I, AS OF RECORD IN BOOK 3700, PAGES 109 AND 110, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Certificate of Authenticity

I, Jennifer Terranova, 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 1/912/2023.

Date

Jennifer Terranova

Affiant Signature

1/13/2023

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 13th day of January, 2023

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2026

My Commission Expires: 04/22/2026

Date

Notary's Seal (if on paper)