Karen Johnson Davidson County
Batch# 963155 DEEDQC
01/20/2023 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $85.10
20230120-0004795

AFTER RECORDING RETURN TO:
WILLIAM PRICE
3106 Stanwyck Drive
Nashville, TN 37207
File No. 29984013

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

Tax ID No.: 060 07 0 115.01

QUITCLAIM DEED

THIS DEED made and entered into on this 18th day of JANUARY, 2023, by and between **AUDREY ASSAD,** residing at 363 Cumberland Hills Drive, Madison, TN 37115, and **WILLIAM PRICE,** residing at 3106 Stanwyck Drive, Nashville, TN 37207, a formerly married couple who are now divorced pursuant to the Decree filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No 19D-1235, hereinafter referred to as Grantor(s) and **WILLIAM PRICE,** residing at 3106 Stanwyck Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWENTY THREE THOUSAND and NO/100 ($23,000.00) 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: 3106 Stanwyck Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/18/2014 under Instrument Number: 20140218-0013472 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.

WILLIAM PRICE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM PRICE**, 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, this 18th day of January, 2023

Notary Public

My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

AUDREY ASSAD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **AUDREY ASSAD**, 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, this 18th day of January, 2023

Notary Public

My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
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 $23,000.00.

Affiant

Print Name: Audrey Kissed

STATE OF Tennessee
COUNTY OF Davidson

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

Notary Public
My Commission Expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

WILLIAM PRICE
3106 Stanwyck Drive
Nashville, TN 37207

Name and address of property owner:

WILLIAM PRICE
3106 Stanwyck Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 4 ON THE MAP SHOWING SUBDIVISION OF JAMES CUNNINGHAM PLACE, AS OF RECORD IN BOOK 421, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY BEING LOT 4-A ON THE UNRECORDED SUBDIVISION OF SAID LOT NO. 4 DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN N. SULLIVAN, CIVIL ENGINEER, MARCH 25, 1964 AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF STANWYCK DRIVE EXTENDED AT A POINT SOUTH 85 DEGREES 31 EAST 197.5 FROM THE NORTHEAST CORNER OF LOT NO. 9 ON THE PLAN OF HILLHURST ACRES, SECTION ONE AS OF RECORD IN BOOK 2331 PAGE 51, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY MARGIN OF SAID DRIVE, SOUTH 85 DEGREES 43' EAST 197.42 FEET; THENCE SOUTH 4 DEGREES 58' WEST 227.16; THENE NORTH 83 DEGREES 14' WEST 197.5 FEET; THENCE NORTH 4 DEGREES 58' EAST 218.58 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AUDREY ASSAD AND WILLIAM PRICE WIFE AND HUSBAND FROM LINDA NOSS ZUMSTEIN AND LARRY ZUMSTEIN WIFE AND HUSBAND, DATED 02/14/2014, RECORDED 02/18/2014, DEED INSTRUMENT # 20140218-0013472 COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Property commonly known as: 3106 Stanwyck Drive, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Amy Cox, 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 01/18/2023 (date of document).

Affiant Signature

01/20/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries