Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2237145TN

Karen Johnson Davidson County
Batch# 966612 DEEDQC
02/03/2023 08:54:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230203-0007942

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

Tax ID No.: 188100A38100CO

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 25 day of Jan, 2023, by and between **Mia Graffam, an unmarried woman and Ian D. Camp, an unmarried man who acquired title as wife and husband,** residing at 1039 Milson Lane, Nolensville, TN 37135, hereinafter referred to as Grantor(s) and **Mia Graffam, an unmarried woman,** residing at 1039 Milson Lane, Nolensville, TN 37135, 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: 1039 Milson Lane, Nolensville, TN 37135

THIS BEING THE SAME PROPERTY CONVEYED TO MIA GRAFFAM AND IAN D. CAMP, WIFE AND HUSBAND BY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED APRIL 26, 2022 AND RECORDED APRIL 27, 2022 UNDER INSTRUMENT NO. 20220427-0048531 OF THE WILLIAMSON COUNTY, TN RECORDER'S OFFICE.

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.

Ian D. Camp

STATE OF ~~TENNESSEE~~ NOW York
COUNTY OF Oneida

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ian D. Camp, 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 Oriskany Falls, this 25th day of January, 2023

Amber L Bell

Notary Public

My Commission expires: May 16, 2026

AMBER L. BELL
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Oneida County
01BE6433310
MY COMMISSION EXPIRES 05/16/2026

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

Mia Graffam

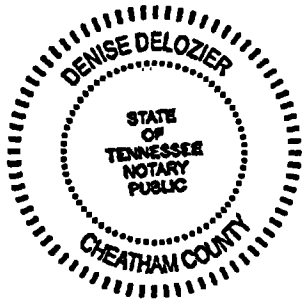
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Mia Graffam, 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 27 day of January, 2023

Notary Public Denise DeLozier

My Commission expires: July 26, 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.

Affiant

Print Name: MIA GRAFFAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 27 day of JANUARY, 2023.

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

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

Mia Graffam
1039 Milson Lane
Nolensville, TN 37135

Name and address of property owner:

Mia Graffam
1039 Milson Lane
Nolensville, TN 37135

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.

Affiant

Print Name: IAN DANA CAMPO

STATE OF NEW YORK
COUNTY OF Oneida

Subscribed and sworn to before me this 25th day of January, 2023.

Amber L. Bell

Notary Public
My Commission Expires: May 16, 2026

AMBER L. BELL
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Oneida County
01BE6433310
MY COMMISSION EXPIRES 05/16/2026

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

Mia Graffam
1039 Milson Lane
Nolensville, TN 37135

Name and address of property owner:

Mia Graffam
1039 Milson Lane
Nolensville, TN 37135

Tennessee Certification of Electronic Document

I, IAN DANA CAMP, 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 1.25.2023 (date of document).

Affiant Signature

1.25.2023
Date

STATE OF NEW YORK
COUNTY OF Oneida

Sworn to and subscribed before me this 25th day of January, 2023.

Amber L. Bell
Notary's Signature

My Commission Expires: May 16, 2026

NOTARY'S SEAL

AMBER L. BELL
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Oneida County
01BE6433310
MY COMMISSION EXPIRES 05/16/2026

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 381 ON THE PLAN OF PHASE 7, SECTION 1C, CAROTHERS CROSSING, OF RECORD IN PLAT AT INSTRUMENT NO. 20210120-0008752, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER: 188100A38100CO

PROPERTY COMMONLY KNOWN AS: 1039 MILSON LANE, NOLENSVILLE, TN 37135