Karen Johnson Davidson County
Batch# 967647 DEEDQC
02/03/2023 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230203-0008192

AFTER RECORDING RETURN TO:
Alliance First Title
1000 Germantown Pike
J-1
Plymouth Meeting, PA 19462
File No. AFT-R22TN114206

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

Tax ID No.: 097-02-0A-605-00

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 26 day of January, 2023, by and between **Lonnie J. Elam, a married man joined in execution by his spouse Veronica Vaughn-Elam,** residing at 2873 Whitebirch Drive, Nashville, TN 37076, hereinafter referred to as Grantor(s) **Lonnie J. Elam and Veronica Vaughn-Elam, husband and wife, as tenants by the entirety,** residing at 2873 Whitebirch Drive, Nashville, TN 37076, 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 hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being all of Lot No. 605, Final Plat, Villages of Riverwood, Section One, Phase 5B, according to plat and survey of same appearing of record in Instrument No. 20161215-0131509, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Property Address: 2873 Whitebirch Drive, Hermitage, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/21/2020 under Instrument Number: Document Number: 202000721-0080117 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.

Lonnie J. Elam

Veronica Vaughn-Elam

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lonnie J. Elam and Veronica Vaughn-Elam**, 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 26 day of January, 2023.

Notary Public

My Commission expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

Lonnie J Elam x Veronica Vaughn-Elam

Affiant

Print Name: Lonnie J. Elam x Veronica Vaughn-Elam

STATE OF Tenn
COUNTY OF Davidson

Subscribed and sworn to before me this 26 day of January, 2023.

Notary Public
My Commission Expires: 03/03/2025

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

Lonnie J. Elam, and Veronica Vaughn-Elam
2873 Whitebirch Drive
Nashville, TN 37076

Name and address of property owner:

Lonnie J. Elam, and Veronica Vaughn-Elam
2873 Whitebirch Drive
Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Donna Brooks, 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 1-26-2023 (date of document).

Donna Brooks
Affiant Signature

1-30-2023
Date

STATE OF PA
COUNTY OF Allegheny

Sworn to and subscribed before me this 30th day of January, 2023.

Notary's Signature

My Commission Expires: 04-07-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198