Karen Johnson Davidson County
Batch# 969692 DEEDQC
02/13/2023 10:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230213-0010237

AFTER RECORDING RETURN TO:
Title365/Recording
345 Rouser Road
Bldg 5, Suite 101
Coraopolis, PA 15108
File No. ORG-409064

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

Tax ID No.: 135080A71500CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 3rd day of February, 2023, by and between **Celeste M. Brown who acquired title as Celeste M. Lindsey** joined in execution by her spouse, **Jeremy R. Brown,** residing at 715 Long Hunter Court, #715, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Celeste M. Brown,** a married woman, residing at 715 Long Hunter Court, #715 Nashville, TN 37217, 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:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows:

A certain Condominium BEING Unit 715 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office, to which Plan reference is hereby made for a more complete description.

Parcel ID Number : 135080A71500CO

Property commonly known as: 715 Long Hunter Court, #715, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/07/2007 under Instrument Number: Instrument Number: 20070207-0016038 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.

Celeste M. Brown

Celeste M. Brown

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Celeste M. Brown** 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 3rd day of February, 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.

Jeremy R. Brown

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jeremy R. Brown** 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 3rd day of February, 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 $0.00.

Celeste M. Brown
Affiant

Print Name: Celeste M Brown

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 3rd day of February, 2023.

Notary Public
My Commission Expires: 11-6-2023

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

Celeste M. Brown, a married woman
715 Long Hunter Court #715
Nashville, TN 37217

Name and address of property owner:

Celeste M. Brown, a married woman
715 Long Hunter Court #715
Nashville, TN 37217

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, James Reardon, 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 2-3-23 (date of document).

Affiant Signature

2-6-23
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 6 day of Feb, 2023.

Notary's Signature

My Commission Expires: 07-25-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHAWNDA R DEMUS - Notary Public
Allegheny County
My Commission Expires July 25, 2026
Commission Number 1212821