AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL230001904LD

Karen Johnson Davidson County
Batch# 972719 DEEDQC
02/21/2023 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230221-0012183

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

Tax ID No.: 084 12 0 084.00

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 15 day of 02, 2023 by and between **Francisco Gonzalez, a married man, who acquired title as unmarried, joined by his spouse, Ann Marie Gonzalez,** residing at 2429 Maplecrest Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Francisco Gonzalez and Ann Marie Gonzalez, husband and wife, as tenants by the entirety,** residing at 2429 Maplecrest Drive, Nashville, TN 37214, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2429 Maplecrest Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/22/2003 under Instrument Number: 20031022-0156377 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.

Francisco Gonzalez

Ann Marie Gonzalez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Francisco Gonzalez and Ann Marie Gonzalez, 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 15 day of February, 2023.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
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: Francisco Gonzalez

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 15 day of February 2023

Kimberly Kronick-Worrall
Notary Public
My Commission Expires: 09/02/2024

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

Francisco Gonzalez and Ann Marie Gonzalez
2429 Maplecrest Drive
Nashville, TN 37214

Name and address of property owner:

Francisco Gonzalez and Ann Marie Gonzalez
2429 Maplecrest Drive
Nashville, TN 37214

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF MAPLECREST, AS OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 85 FEET ON THE SOUTHERLY MARGIN OF MAPLECREST DRIVE AND EXTENDS BACK 245.8 FEET ON THE BROKEN EASTERLY LINE AND 230.4 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 26 FEET THEREON.

PIN: 084 12 0 084.00

Certificate of Authenticity

I, Courtney Lattuca, 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 2/15/23.

Date

Courtney Lattuca

Affiant Signature

2/17/23

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 17th day of February, 2023.

Notary Signature

My Commission Expires: 4/30/2026

Date

Notary's Seal (if on paper)

ANDREA J. TOPEL
Notary Public, State of New York
Monroe County
Commission Expires April 30, ~~19~~ 2026