Karen Johnson Davidson County
Batch# 973796 DEEDQC
02/23/2023 03:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230223-0012962

AFTER RECORDING RETURN TO:
Radian SS-WF
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280531154

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

Tax ID No.: 085-07-0-078-00

QUITCLAIM DEED

THIS DEED made and entered into on this 21 day of FEBRUARY, 2023, by and between **LATOSHA FLOYD, A SINGLE WOMAN,** residing at 239 Danyacrest Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **LATOSHA FLOYD, A SINGLE WOMAN** and **NICHOLE JOHANNA BROOKS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** residing at 239 Danyacrest 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: 239 Danyacrest Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/21/2008 under Instrument Number: Instrument Number 20081021-0105430 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.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of HAWAII)
City and County of Honolulu) **ss.**
First Judicial Circuit)

On this 21 day of February 2023, before me Frederick Bandack, Notary Public, personally appeared

LATOSHA FLOYD

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Hawaii that the foregoing paragraph is true and correct.

Frederick Bandack, Notary Public — Date: 2/21/2023

FREDERICK BANDACK NOTARY PUBLIC Comm. No. 12-190 STATE OF HAWAII

My commission expires: 06/03/2024
My commission number: 12-190

DOCUMENT DESCRIPTION: QUIT CLAIM DEED

Document Date: 2/21/2023 Number of pages: 2

Frederick Bandack, Notary Public — Date: 2/21/2023

FREDERICK BANDACK NOTARY PUBLIC Comm. No. 12-190 STATE OF HAWAII

My Commission expires: 06/03/2024
My Commission number: 12-190
State of Hawaii City and County of Honolulu First Circuit

NOTARY CERTIFICATION

NATIONAL NOTARY ASSOCIATION – WWW.NATIONALNOTARY.ORG – 1-800-US NOTARY 1-800-876-6827

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

LATOSHA FLOYD

STATE OF HAWAII
COUNTY OF HONOLULU } ss

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LATOSHA FLOYD, 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 HONOLULU, HI, this 21 day of FEBRUARY, 2023.

Notary Public FREDERICK BANDACK

My Commission expires: 6/3/2024

FREDERICK BANDACK
NOTARY PUBLIC
Comm. No. 12-190
STATE OF HAWAII

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: Emily Puskar

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Subscribed and sworn to before me this 23rd day of FEBRUARY, 2023.

Notary Public DEBORAH A WALENCHOK
My Commission Expires: 03/03/2024

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

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

LATOSHA FLOYD and NICHOLE JOHANNA BROOKS
239 Danyacrest Drive
Nashville, TN 37214

Name and address of property owner:

LATOSHA FLOYD and NICHOLE JOHANNA BROOKS
239 Danyacrest Drive
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, DESCRIBED AS:

BEING LOT NO. 171 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION THREE, AS OF RECORD IN BOOK 2900, PAGE 67, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 171 FRONTS 88 FEET ON THE NORTHERLY SIDE OF DANYACREST DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO LATOSHA FLOYD, A SINGLE WOMAN FROM GERALDINE GARRETT, UNMARRIED, BY WARRANTY DEED DATED OCTOBER 16, 2008, RECORDED OCTOBER 21, 2008, IN NO. 20081021-0105430 IN DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 085-07-0-078-00

PROPERTY COMMONLY KNOWN AS: 239 DANYACREST DRIVE, NASHVILLE, TN 37214

CERTIFICATE OF AUTHENTICITY

I, MELINDA O'BRIEN, 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 2-21-2023.

Date

Melinda O'Brien
Affiant Signature

02-23-2023
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 23RD day of FEBRUARY, 2023.

Deborah A Walenchok
Notary's Signature DEBORAH A WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries