AFTER RECORDING RETURN TO:
METLIFE LEGAL PLANS DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. Karina Shuntia Houston

Karen Johnson Davidson County
Batch# 977026 DEEDQC
03/06/2023 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230306-0015586

This document prepared by:
JOHN O. WINDSOR, ESQ.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 081-06-0-368

QUITCLAIM DEED

THIS DEED made and entered into on this 26 day of January, 2023, by and between **Karina S. Houston, a single woman**, whose address is 2309 Lacy St, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Karina Shuntia Houston, as trustee of the Karina Shuntia Houston Revocable Living Trust dated 12/21/2022**, whose address is 2309 Lacy St, Nashville, TN 37208, 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:

BEING a certain parcel of land located in Davidson County, Tennessee, and being Lot No. 44 on the Map of Subdivision of part of Lot 16 on the Nichol Plan, as of record in Plan Book 2, Page 49, Chancery Court, Nashville.

Said Lot No. 44 fronts 50 feet on the southerly side of Lacy Street and runs back between parallel lines 150 feet to an alley.

Property commonly known as: 2309 Lacy St, Nashville, TN 37208

Being the same property conveyed to the Grantor(s) in a Deed recorded under Instrument No. 202011190136181, recorded on 11/19/2020 in Davidson County, Tennessee.

This conveyance is subject to: 1) Current year's taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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

Karina S. Houston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Karina S. Houston, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, TN, this 26 day of January, 2023.

Notary Public
My Commission expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 2309 Lacy St, Nashville, TN 37208

VALUATION AFFIDAVIT

I, 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: Karina Houston

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 26th day of January, 2023.

Notary Public
My Commission Expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
Karina Shuntia Houston, as trustee of the Karina Shuntia Houston Revocable Living Trust dated 12/21/2022
2309 Lacy St
Nashville, TN 37208

Name and address of property owner:
Karina Shuntia Houston, as trustee of the Karina Shuntia Houston Revocable Living Trust dated 12/21/2022
2309 Lacy St
Nashville, TN 37208

Property Address: 2309 Lacy St, Nashville, TN 37208

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 1/26/2023 and authenticated according to law.

Dated: 3/1/2023

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 1ST day of MARCH, 2023, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025