Karen Johnson Davidson County
Batch# 977090 DEEDQC
03/06/2023 09:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230306-0015667

AFTER RECORDING RETURN TO:
Empower Settlement Services
345 Rouser Rd Bldg 5
4th Floor
Corapolis, PA 15108
File No. EMP-23000209

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

Tax ID No.: 052130B40600

QUITCLAIM DEED

THIS DEED made and entered into on this 21st day of February 2023 by and between **TARA SHONNAE CASEY F/K/A TARA S. BRADFORD, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HER SPOUSE, KENYA KABASKI CASEY,** residing at 3216 Penn Meade Way, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **TARA SHONNAE CASEY, A MARRIED WOMAN,** residing at 3216 Penn Meade Way, 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: 3216 Penn Meade Way, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/11/2006 under Instrument Number: 20060111-0004353 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.

Tara Shonnae Casey F/K/A Tara S. Bradford
TARA SHONNAE CASEY F/K/A TARA S. BRADFORD

Kenya Kabaski Casey
KENYA KABASKI CASEY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, TARA SHONNAE CASEY F/K/A TARA S. BRADFORD AND KENYA KABASKI CASEY, 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 27th day of February, 2023.

Tanya Stafford
Notary Public

My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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.

Tara Shonnae Casey
Affiant

Print Name: Tara Shonnae Casey

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 27th day of February, 2023

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

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

TARA SHONNAE CASEY
3216 Penn Meade Way
Nashville, TN 37214

Name and address of property owner:

TARA SHONNAE CASEY
3216 Penn Meade Way
Nashville, TN 37214

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

BEING LOT 21 ON THE PLAN OF RIVER GLEN PHASE 6, OF RECORD IN INSTRUMENT #20050602-0062805 AND A PART OF THE HORIZONTAL PROPERTY REGIME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RIVER GLEN PHASE 7 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT #20050713-0081132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES TO TARA S. BRADFORD, UNMARRIED, THEIR HEIRS AND ASSIGNS FOREVER BY THE DEED DATED DECEMBER 29, 2005 AND RECORDED JANUARY 11, 2006 AS INSTRUMENT NUMBER 20060111-0004353, OF OFFICIAL RECORDS.

PARCEL ID NUMBER : 052130B40600

PROPERTY COMMONLY KNOWN AS: 3216 PENN MEADE WAY, NASHVILLE, TN 37214

Tennessee Certification of Electronic Document

I, Nichole Miller, 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 2/27/23 (date of document).

Nichole Miller
Affiant Signature

2/27/23
Date

State of Florida
County of Brevard

Sworn to and subscribed before me this 27 day of February, 2023.

Heather A. Arato
Notary's Signature

MY COMMISSION EXPIRES: October 28, 2023

NOTARY'S SEAL

HEATHER ANNE ARATO
Commission # GG 926835
Expires October 28, 2023
Bonded Thru Budget Notary Services