Karen Johnson Davidson County
Batch# 983532 DEEDQC
03/23/2023 08:29:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20230323-0020975

Commitment Number: 30216556

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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

New Property Owner/Mail Tax Statements To:
Madison Marie Ballou, 1208 Dempsey Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
120-10-0-030-00

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.

Madison Marie Ballou, unmarried, and **Benedict James Scaduto**, unmarried, who erroneously acquired title as wife and husband, whose mailing address is **1208 Dempsey Dr., Nashville, TN 37217**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Madison Marie Ballou**, unmarried, hereinafter grantee, whose tax mailing address is **1208 Dempsey Dr., Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1208 Dempsey Dr., Nashville, TN 37217

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO MADISON MARIE BALLOU AND BENEDICT JAMES SCADUTO WIFE AND HUSBAND FROM NHB LLC A TENNESSEE LIMITED LIABILITY COMPANY, DATED 06/10/2022, RECORDED 06/23/2022, DEED INSTRUMENT 20220623-0071570, COUNTY OF DAVIDSON , STATE OF TENNESSEE

Parcel ID: 120-10-0-030-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 16, 2023:

Madison Marie Ballou

Benedict James Scaduto

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 16, 2023 by **Madison Marie Ballou** and **Benedict James Scaduto** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO MADISON MARIE BALLOU AND BENEDICT JAMES SCADUTO WIFE AND HUSBAND FROM NHB LLC A TENNESSEE LIMITED LIABILITY COMPANY, DATED 06/10/2022, RECORDED 06/23/2022, DEED INSTRUMENT 20220623-0071570, COUNTY OF DAVIDSON , STATE OF TENNESSEE

Parcel ID: 120-10-0-030-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 13 March, 2023:

Benedict James Scaduto

Madison Marie Ballou

Benedict James Scaduto

STATE OF Illinois
COUNTY OF Lake

The foregoing instrument was acknowledged before me on 13 March, 2023 by ~~**Madison Marie Ballou and**~~ **Benedict James Scaduto** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Denise M Einecker
Notary Public

DENISE M EINECKER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 16, 2024

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Subscribed and sworn to before me

This 16th day of March, 2023.

Affiant

Madison Ballan
Print Name

(Seal)

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

State of Illinois
County of Lake

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Subscribed and sworn to before me

This 13 day of March, 2023.

Benedict James Scaduto
Affiant

Benedict James Scaduto
Print Name

(Seal)

DENISE M EINECKER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 16, 2024

Denise M Einecker
Notary Public

My commission expires:

11-16-2024

Denise M Einecker
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LOT 58, SECTION IV, SEVEN OAKS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2133, PAGE 105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SAID LOT NO. 58 FRONTS 100 FEET ON THE NORTHERLY SIDE OF DEMPSEY PLACE AND EXTENDS BACK BETWEEN LINES, 206.5 FEET ON THE EASTERLY SIDE AND 255.5 FEET ON THE WESTERLY SIDE TO AN IRREGULAR LINE IN THE REAR ON WHICH IT MEASURES 190.6 FEET. BEING THE SAME PROPERTY CONVEYED TO MADISON MARIE BALLOU AND BENEDICT JAMES SCADUTO WIFE AND HUSBAND FROM NHB LLC A TENNESSEE LIMITED LIABILITY COMPANY, DATED 06/10/2022, RECORDED 06/23/2022, DEED INSTRUMENT 20220623-0071570, BOOK , PAGE , COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Amy Cox, 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 03/13/2023 (date of document).

Affiant Signature

03/21/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries