QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Cortland New York COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Micheline Craft
Affiant

Subscribed and sworn to me on March 6, 2023.

Jessica Forbes
NOTARY PUBLIC

My Commission Expires: 6.23.24

JESSICA FORBES
Notary Public - State of New York
NO. 01FO8169361
Qualified in Cortland County
My Commission Expires 06-23-24

Notary Public - State of New York
NO. 01F[illegible]9361
Qualified in Cortland County
My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Micheline Craft & Ian C. Craft 620 Hidden Hill Dr. Hermitage, TN 37076	Micheline Craft 157 N. West St. Homer, NY 13077	076 05 0 103.00

Karen Johnson Davidson County
Batch# 983533 DEEDQC
03/23/2023 08:41:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230323-0020977

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to

this instrument.

KNOW ALL MEN BY THESE PRESENTS that Micheline Craft, unmarried, hereinafter called "**GRANTOR,**" for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Micheline Craft, unmarried, and Ian C. Craft, unmarried, joint tenants with right of survivorship, hereinafter called "**GRANTEES,**" their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Craft and Micheline Craft Husband and Wife, by Special Warranty Deed from First American Asset Closing Services, dated April 30, 2008 and recorded May 30, 2008, of record in Instrument No. 20080530-0055376, Register's Office for Davidson County, Tennessee. David Craft has since died on November 7th, 2008, leaving Micheline Craft as tenants by the entirety.

This is improved property, known as 620 Hidden Hill Dr., Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on March 6th, 2023

Micheline Craft

Micheline Craft

STATE OF New York

COUNTY OF Cortland

On March 6th, 2023, before me personally appeared Micheline Craft, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on March 6th, 2023.

Jessica Forbes

NOTARY PUBLIC

My Commission Expires:
6·23·24

JESSICA FORBES
Notary Public - State of New York
NO. 01FO6189361
Qualified in Cortland County
My Commission Expires 6·23·24