AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2334079

Karen Johnson Davidson County
Batch# 996425 DEEDQC
04/26/2023 01:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230426-0030722

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

Tax ID No.: 060 08 0 057.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 20 day of April, 2023 by and between **April C. Chapman, an unmarried woman** and **Michael S. Chapman, an unmarried man, who acquired title as April C. Chapman and husband, Michael S. Chapman,** residing at 209 Ben Allen Road, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **April C. Chapman, an unmarried woman,** residing at 209 Ben Allen Road, Nashville, TN 37207, 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: 209 Ben Allen Road, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/01/1999 under Instrument Number: Volume 11496, Page 517 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.

April C. Chapman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, April C. Chapman 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 20 day of April, 2023.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Michael S. Chapman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Michael S. Chapman 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 20 day of April, 20 23.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON 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.

Affiant

Print Name: _____

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 20 day of April, 2023.

Kimberly Kronick - Worrall
Notary Public
My Commission Expires: 09/02/2024

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

April C. Chapman
209 Ben Allen Road
Nashville, TN 37207

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Name and address of property owner:

April C. Chapman
209 Ben Allen Road
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee, being a part of Lot No. 14 on the Plan of E.A. Lindsley Subdivision, as of record in Book 547 Page 144, Register's Office for said County, described as follows:

Beginning at a point in the North margin of Ben Allen Road at the Southeast corner of said Lot No. 14; Thence westerly with the northerly margin of said Ben Allen Road 75 feet; Thence northerly 309 feet, more or less, to a point which is 242 feet East of the East margin of Hillside Avenue; Thence easterly 75 feet along a line which is parallel to and 65 feet South of the North line of the property conveyed to M.H. Webb by deed from Henry Phillips Wills and wife, as of record in Book 3280 Page 493, Register's Office for Davidson County, Tennessee; Thence southerly along the East line of said Lot No. 14, 272 feet, more or less, to the point of beginning.

Being the same property as conveyed from Lawrence T. Cusson and wife, Mildred M. Cusson to April C. Chapman and husband, Michael S. Chapman as set forth in Deed Book 11496 Page 517 dated 05/25/1999, recorded 05/27/1999, DAVIDSON County, TENNESSEE.

Parcel ID Number: 060 08 0 057.00

Property commonly known as: 209 Ben Allen Road, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 4/20/23 (date of document).

Courtney Kern
Affiant Signature

4/25/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25th day of April, 2023.

Kimberly Ann Protch
Notary's Signature

MY COMMISSION EXPIRES: 11-02-2024

NOTARY'S SEAL

2334079

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281