Karen Johnson Davidson County
Batch# 996452 DEEDQC
04/26/2023 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230426-0030755

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 561790854-75750015

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 064-01-0-044

QUIT CLAIM DEED

THIS DEED made and entered into on this 19th day of April, 2023, by and between **Karen M. Smith, unmarried**, a mailing address of 304 Arron Court, Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **Karen M. Smith, as Trustee of The Living Trust by Karen M. Smith for Nicole Anne Terwey, dated 4/19/2023, and any amendments thereto**, a mailing address of 304 Arron Court, Old Hickory, TN 37138, 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, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 304 Arron Court, Old Hickory, TN 37138

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20201110-0132473, recorded on 11/10/2020 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Karen M Smith
Karen M. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Karen M. Smith, the within named bargainer, 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, at offices, the 19th day of April, 2023

Karen Hoy Pendley
Notary Public
My Commission expires: 1/28/2026

KAREN HOY PENDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-28-2026

KAREN HOY PENDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 1-28-2026

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

STATE OF New York
COUNTY OF Erie

Sworn to before me this 26TH day of April, 2023.

Notary Public
My Commission Expires: 6/6/2025

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

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

Karen M. Smith
304 Arron Court
Old Hickory, TN 37138

Name and address of property owner:

Karen M. Smith
304 Arron Court
Old Hickory, TN 37138

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Brandywine Place, as shown on plat of record in Plan Book 6250, Pages 327 and 328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

All matters shown on the plat of record in Plat Book 6250, Page 327, and Plat Book 6250, Page 328, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6488, Page 764, and amended in Book 8905, Page 855, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record. Right of WayEasement recorded in Book 2480, Page 629, Register's Office for Davidson County, Tennessee. Charter of Brandywine Place Homeowner's Association, Inc of record in Book 6482, Page 873, Register's Office for Davidson County, Tennessee.

APN: 064-01-0-044

PROPERTY COMMONLY KNOWN AS: 304 Arron Court, Old Hickory, TN 37138

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 4/19/2023 . [date of document]

Affiant Signature

04/26/2023
Date

State of New York

County of Erie

Sworn to and subscribed before me this 26th day of APRIL , 2 023

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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