AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL230009854LD

Karen Johnson Davidson County
Batch# 997486 DEEDQC
04/28/2023 02:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230428-0031596

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 108 12 0 072.00

QUITCLAIM DEED

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

THIS DEED made and entered into on this 24 day of April, 2023, by and between **Janice King F/K/A Janice R. Spruiell King, a married woman joined in execution by her spouse Marlin King,** residing at 1229 Timber Valley Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Janice King and Marlin King, husband and wife, as tenants by the entirety,** residing at 1229 Timber Valley Drive, 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: 1229 Timber Valley Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/23/2019 under Instrument Number: 20190123-0006522 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.

Janice King F/K/A Janice R. Spruiell King — Marlin King

Janice King F/K/A Janice R. Spruiell King — **Marlin King**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Janice King F/K/A Janice R. Spruiell King and Marlin King**, 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, this 24 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

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.

Janice King
Affiant

Print Name: Janice King

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of April, 2023.

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

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

Janice King and Marlin King
1229 Timber Valley Drive
Nashville, TN 37214

Name and address of property owner:

Janice King and Marlin King
1229 Timber Valley Drive
Nashville, TN 37214



EXHIBIT "A"

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

BEING LOT NO. 50, ON THE FINAL SUBDIVISION PLAT OF EAST LAKE, SECTION IV OF RECORD IN BOOK 5800, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING SAME PROPERTY CONVEYED TO FRANCES J. GORE, AN UNMARRIED WOMAN HAVING AN UNDIVIDED ONE-HALF INTEREST, AND JANICE A. SPRUIELL AND MARK C. SPRUIELL, HUSBAND AND WIFE, ALSO HAVING AN UNDIVIDED ONE-HALF INTEREST FROM FRANCES J. GORE, UNMARRIED AND JANICE A. SPRUIELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED 12/11/2009, RECORDED 12/30/2009, DEED INSTRUMENT # 20091230-0118200, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Certificate of Authenticity

I, Tracey Rusin, 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 4/24/2023.

Date

Tracey Rusin

Affiant Signature

4/26/2023

Date

State of New York

County of Ontario

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

Notary Signature

My Commission Expires: 4/30/2026

Date

Notary's Seal (if on paper)

ANDREA J. TOPEL
Notary Public, State of New York
Monroe County
Commission Expires April 30, 2026