Karen Johnson Davidson County
Batch# 998874 DEEDQC
05/02/2023 02:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230502-0032563

After recording return to:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-416828

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

Tax Map-Parcel No.: 17104003000

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 24th day of April, 2023, by and between **Wesley B. Lankford and former spouse, Julia D. Lankford, now divorced and not re-married,** whose address is 5700 Clovermeade Drive, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Wesley B. Lankford, an unmarried man,** whose address is 5700 Clovermeade Drive, Brentwood, TN 37027, 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:

Being Lot No. 114 on the Plan of Cloverland Acres Section Eleven of record in Book 5200, page 93 Register's Office for said County.

Said Lot No. 114 fronts 138.92 feet on the easterly margin of Clovermeade Drive and extends back 359.53 feet on the northerly line and 361.56 feet on the southerly line to a dead line in the rear, measuring 103.36 feet thereon.

Property Address: 5700 Clovermeade Drive, Brentwood, TN 37027

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree of divorce filed in the Circuit Court of Davidson County, Tennessee at Nashville, Case Number: 22D-779 relating to subject premises.

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/14/2006 under Instrument Number: 20060814-0099643 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.

Wesley B. Lankford

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Wesley B. Lankford**, 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 Brentwood, TN this 24th day of April, 2023.

Notary Public

My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Julia D. Lankford

Julia D. Lankford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Julia D. Lankford**, 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 21st day of April, 2023.

Notary Public

My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
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: Wesley B. Lankford

STATE OF TN

COUNTY OF Williamson

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

Notary Public
My Commission Expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Wesley B. Lankford
5700 Clovermeade Drive
Brentwood, TN 37027

Name and address of property owner:

Wesley B. Lankford
5700 Clovermeade Drive
Brentwood, TN 37027

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.

Julia D. Lankford
Affiant

Print Name: Julia D. Lankford

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 21st day of April, 2023

Notary Public
My Commission Expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Wesley B. Lankford
5700 Clovermeade Drive
Brentwood, TN 37027

Name and address of property owner:

Wesley B. Lankford
5700 Clovermeade Drive
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jill Miller, 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 04/24/2023 (date of document).

Affiant Signature

4-25-23
Date

STATE OF PA
COUNTY OF Allegheny

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

Notary's Signature Elizabeth Tober
My Commission Expires: 1-26-2027

Title365
MD#2082612
345 Rouser Road Suite 101
Coraopolis, PA 15108

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746