Karen Johnson Davidson County
Batch# 1003780 DEEDQC
05/16/2023 12:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230516-0036589

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2314993

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

Tax ID No.: 082-13-0B-019-00

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 10th day of May, 2023 by and between **Angie L. McGraw NKA Angie L. Maynard, a married woman, joined by her spouse, Michael C. Maynard,** hereinafter referred to as Grantor(s) and **Angie L. Maynard and Michael C. Maynard, husband and wife, as tenants by the entirety,** residing at 932 Ireland Street, Nashville, TN 37208, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 19 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Property Address: 932 Ireland Street, Nashville, TN 37208

Being the same property as conveyed from Leonard A. Mathews to Angie L. McGraw as set forth in Deed Instrument #20151105-0112807 dated 10/23/2015, recorded 11/05/2015, 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.

NKA Angie L. Maynard

Angie L. McGraw NKA Angie L. Maynard

Michael C. Maynard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Angie L. McGraw NKA Angie L. Maynard and Michael C. Maynard, 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 Davidson County, this 10th day of May, 2023.

Vanessa Cortner
Notary Public

My Commission expires: 05-07-2024

VANESSA CORTNER
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.

Courtney Kern
Affiant

Print Name: Courtney Kern

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 16th day of May, 2023.

Kimberly Ann Protch
Notary Public
My Commission Expires: 11/02/2024

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

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

Angie L. Maynard and Michael C. Maynard
932 Ireland Street
Nashville, TN 37208

Name and address of property owner:

Angie L. Maynard and Michael C. Maynard
932 Ireland Street
Nashville, TN 37208

Exhibit A

File No.: 2314993

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 19 of Ireland 28 Condominiums, also known as Ireland Street 28, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20040416-0043331, amended in Instrument No. 20040429-0048695, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property as conveyed from Leonard A. Mathews to Angie L. McGraw as set forth in Deed Instrument #20151105-0112807 dated 10/23/2015, recorded 11/05/2015, DAVIDSON County, TENNESSEE.

Tax ID: 082-13-0B-019-00

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 5/10/2023 (date of document).

Affiant Signature

5/12/23
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11-02-2024

NOTARY'S SEAL

2314993

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