Karen Johnson Davidson County
Batch# 1012418 DEEDQC
06/07/2023 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230607-0043435

File No: ARS-86043
Grantor's Loan No. 4592153

After Recording, Send to: FNC Title
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Larry Niles and Eletta Niles, 222 Beverly Drive, Madison, TN 37115

Tax Parcel Number: 042 15 0 117.00

Exempt: Section 67-4-409(a)(3)(A)(i): creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

QUITCLAIM DEED

Eletta Niles, a married woman, ("Grantor"), of **222 Beverly Drive, Madison, TN 37115**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Larry Niles** and **Eletta Niles,** husband and wife, as tenants by the entirety, ("Grantee"), whose tax mailing address is **222 Beverly Drive, Madison, TN 37115,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Blair Heights, Section III, recorded in Book 2133, Page 104, Register's Office for Davidson County.

Parcel ID: 042 15 0 117.00

Commonly known as: 222 Beverly Drive, Madison, TN 37115

The instrument constituting the source of Grantor's interest in the foregoing described property was a warranty deed recorded as Instrument No. 20041213-0147824 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 19, MAY, 2023:

Eletta Niles

Eletta Niles

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Eletta Niles**, personally known to me, or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19Th day of May, 2023.

Angie Seriana
Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this the 19Th day of May, 2023.

Notary Public

My Commission Expires: October 20, 2026

SEAL

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 05/19/2023 (date of document).

Affiant Signature

06/05/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 5th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

MGC1 HOLLY OVERBY COMM. # 2343414 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES JAN. 26, 2025 MGC1