AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL230014096LD

Karen Johnson Davidson County
Batch# 1015922 DEEDQC
06/16/2023 09:19:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230616-0045985

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

Tax ID No.: 021-00-0-276-00

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 10 day of June, 2023, by and between **Darius Lindsey, an unmarried man, and Kristie Marie Delebreau, an unmarried woman, who acquired title as husband and wife,** residing at 409 Barbara Drive, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Darius Lindsey, an unmarried man,** residing at 6148 Eatons Creek Road, Joelton, TN 37080, 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: 6148 Eatons Creek Road, Joelton, TN 37080

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/26/2019 under Instrument Number: 20190726-0073754 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.

Darius Lindsey

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Darius Lindsey**, 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 Joelton, this 10 day of June, 2023.

Ella K Butler
Notary Public

My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Kristie Marie Delebreau
Kristie Marie Delebreau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kristie Marie Delebreau**, 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 Tennessee, this 14 day of June, 20 23.

Helen F Mackey
Notary Public Helen F. Mackey

My Commission expires: 07-17-2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

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: Darius Lindsey

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 10 day of June, 2023.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2023

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

Darius Lindsey
6148 Eatons Creek Road
Joelton, TN 37080

Name and address of property owner:

Darius Lindsey
6148 Eatons Creek Road
Joelton, TN 37080

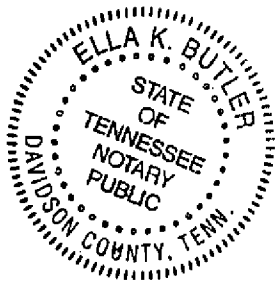


EXHIBIT A
LEGAL DESCRIPTION

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

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF SECTION ONE, JAKES SUBDIVISION, OF RECORD IN PLAT BOOK 4955, PAGE 67, AS AMENDED IN BOOK 5270, PAGE 218, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel/APN/Tax ID: 021-00-0-276-00

Property commonly known as: 6148 Eatons Creek Road, Joelton, TN 37080

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 6/10/2023.

Date

Tracey Rusin

Affiant Signature

6/12/2023

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 12th day of June, 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