Karen Johnson Davidson County
Batch# 1017165 DEEDQC
06/21/2023 11:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230621-0047010

AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9393 Olde Eight Road
Northfield, OH 44067
File No. FS230386482

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

Tax ID No.: 03215005000

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 14 day of June, 2023, by and between **Robert H. Dalton Jr., a married man who acquired title as unmarried joined in execution by his spouse Pamela A. Dalton,** residing at 1381 Laboldi Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) **Robert H. Dalton Jr., and Pamela A. Dalton, husband and wife, as tenants by the entirety,** residing at 1381 Laboldi Avenue, Nashville, TN 37207, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Grande Villa, Section 2, as of record in Book 4675, Page 158, Register's Office for said County, to which plat reference is hereby made for a more complete and detailed description of said lot.

Property Address: 1381 Laboldi Avenue, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/09/2013 under Instrument Number: Instrument Number: 20130709-0070774 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.

Robert H. Dalton Jr.,

Pamela A. Dalton

STATE OF TN
COUNTY OF Dav

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert H. Dalton Jr.**, and **Pamela A. Dalton,** 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 TN, this 7 day of Jan, 2023.

Notary Public

My Commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON 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: Robert H Dalton Jr

STATE OF TN
COUNTY OF Dav

Subscribed and sworn to before me this 14 day of June, 2023

Notary Public
My Commission Expires: 3424

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

Robert H. Dalton Jr., and Pamela A. Dalton
1381 Laboldi Avenue
Nashville, TN 37207

Name and address of property owner:

Robert H. Dalton Jr., and Pamela A. Dalton
1381 Laboldi Avenue
Nashville, TN 37207

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Robin Figueroa, 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 6.14.23 (date of document).

Affiant Signature

6.21.23
Date

State of OHIO

County of LORAIN

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1-27-2024

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

LORI LABARGE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
01-27-2024