AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2336152

Karen Johnson Davidson County
Batch# 1018900 DEEDQC
06/26/2023 11:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230626-0048423

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

Tax ID No.: 060-13-0-203-00

QUITCLAIM DEED

THIS DEED made and entered into on this 26 day of APRIL, 2023, by and between **Janice R. Fletcher, who acquired title as Janice R. Woods, single individual,** residing at 2663 Old Matthews Road, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Janice R. Fletcher, single individual,** residing at 2663 Old Matthews Road, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2663 Old Matthews Road, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/06/2000 under Instrument Number: Instrument Number: 200003060021862 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.

Janice R. Fletcher who acquired title as Janice R. Woods

Janice R. Fletcher, who acquired title as Janice R. Woods

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Janice R. Fletcher, who acquired title as Janice R. Woods** 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 26 day of APRIL, 2023.

Notary Public

My Commission expires: 03/03/2025

SADIQUA HAMDAN
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.

Janice R. Fletcher
Affiant

Print Name: Janice R. Fletcher

STATE OF Tennessee
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 26 day of APRIL, 2023.

Notary Public
My Commission Expires: 03/03/2025

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Janice R. Fletcher
2663 Old Matthews Road
Nashville, TN 37207

Name and address of property owner:

Janice R. Fletcher
2663 Old Matthews Road
Nashville, TN 37207

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Matthews Square of record in Book 6250, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation to Janice R. Woods as set forth in Deed Instrument #200003060021862 dated 02/25/2000, recorded 03/06/2000, DAVIDSON County, TENNESSEE.

Parcel ID: 060-13-0-203-00

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 4/24/2023 (date of document).

Affiant Signature

4/27/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11-02-2024

NOTARY'S SEAL

2334152

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