AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL230014664LD

Karen Johnson Davidson County
Batch# 1024108 DEEDQC
07/10/2023 09:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230710-0052361

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

Parcel ID No.: 116 08 0 074.00

QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS DEED made and entered into on this 26 day of June, 2023, by and between **TRACIE C. SMALL and HUSBAND, RAFAEL GUEVARA, AS TO A 50% (FIFTY PERCENT) INTEREST and CYNTHIA L. FRENCH, AN UNMARRIED WOMAN, AS TO A 50% (FIFTY PERCENT) INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** whose address is 4024 Woodmont Boulevard, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **TRACIE C. SMALL and HUSBAND, RAFAEL GUEVARA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** whose address is 4024 Woodmont Boulevard, Nashville, TN 37205, 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: 4024 Woodmont Boulevard, Nashville, TN 37205

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/16/2022 under Instrument Number: Instrument No. 20221216-0130417 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.

Tracie C Small
TRACIE C. SMALL

Rafael Guevara
RAFAEL GUEVARA

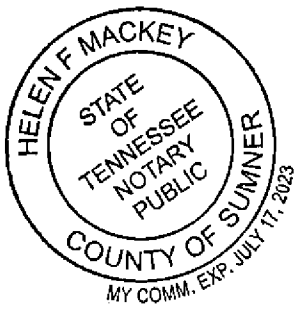
STATE OF Tennessee
COUNTY OF Davidson

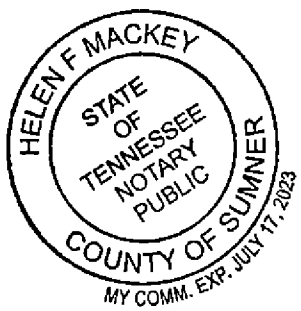
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TRACIE C. SMALL and RAFAEL GUEVARA**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 26 day of June, 2023.

Helen F Mackey
Notary Public

My Commission expires: 07-17-2023





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

Cynthia L. French
CYNTHIA L. FRENCH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CYNTHIA L. FRENCH**, 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 26 day of June, 20 23.

Helen F Mackey
Notary Public

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.

Cynthia L. French
Affiant

Print Name: Cynthia L. French

STATE OF Tennessee
COUNTY OF Davidson

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

Helen F Mackey
Notary Public
My Commission Expires: 07-17-2023

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

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

TRACIE C. SMALL and RAFAEL GUEVARA
4024 Woodmont Boulevard
Nashville, TN 37205

Name and address of property owner:

TRACIE C. SMALL and RAFAEL GUEVARA
4024 Woodmont Boulevard
Nashville, TN 37205

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117 ON THE PLAN OF A RESUBDIVISION OF LOTS 116 AND 117 ON THE PLAN OF THE KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT OF RECORD IN BOOK 4885, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL/APN/TAX ID: 116 08 0 074.00

PROPERTY COMMONLY KNOWN AS: 4024 WOODMONT BOULEVARD, NASHVILLE, TN 37205

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 6/26/23.

Date

Tracey Rusin

Affiant Signature

6/28/23

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 28th 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