AFTER RECORDING RETURN TO:
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1000 Commerce Dr, Suite 300
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File No. 100873801

Karen Johnson Davidson County
Batch# 1026822 DEEDQC
07/17/2023 09:50:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230717-0054542

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

Tax ID No.: 119 11 0 050.00

QUITCLAIM DEED

THIS DEED made and entered into on this 8 day of July, 2023 by and between **KELLY L. CORCORAN** and **JOSHUA M. CARTER, as joint tenants with right of survivorship,** residing at 2708 Mashburn Road, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **KELLY L. CORCORAN, a married woman,** residing at 2708 Mashburn Road, Nashville, TN 37210, 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: 2708 Mashburn Road, Nashville, TN 37210

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/21/2007 under Instrument Number: 20070521-0060356 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.

Kelly L. Corcoran
KELLY L. CORCORAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KELLY L. CORCORAN** 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 8 day of July, 2023.

Notary Public
Ann Statham Donnell
My Commission expires: 09/02/24

ANN STATHAM DONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Joshua M Carter
JOSHUA M. CARTER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JOSHUA M. CARTER** 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 8 day of July, 2023.

Notary Public Ann Stathos Donnell

My Commission expires: 09/02/24

ANN STATHOS DONNELL
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.

Kelly L. Corcoran
Affiant

Print Name: Kelly L. Corcoran

STATE OF TN
COUNTY OF Davidson

Subscribed ~~and sworn~~ to before me this 8 day of July, 2023

Notary Public Ann Stathos Bonnell
My Commission Expires: 09/02/24

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

KELLY L. CORCORAN
2708 Mashburn Road
Nashville, TN 37210

Name and address of property owner:

KELLY L. CORCORAN
2708 Mashburn Road
Nashville, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE MAP OF MASHBURN HEIGHTS, OF RECORD IN BOOK 1836, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 72 FEET ON THE WESTERLY SIDE OF MASHBURN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 177.5 FEET TO A DEAD END.

BEING THE SAME PROPERTY AS CONVEYED FROM BRIAN MATTHEW SMITH, UNMARRIED TO KELLY L. CORCORAN, UNMARRIED AND JOSHUA M. CARTER, UNMARRIED, WITH RIGHTS OF SURVIVORSHIP AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 20070521-0060356, DATED 05/16/2007, RECORDED 05/21/2007, IN DAVIDSON COUNTY RECORDS.

PARCEL ID NUMBER: 119 11 0 050.00

PROPERTY COMMONLY KNOWN AS: 2708 MASHBURN ROAD, NASHVILLE, TN 37210

Tennessee Certification of Electronic Document

I, Angela Bixler, 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 7/8/2023 (date of document).

Affiant Signature Angela Bixler

7/10/2023
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 10 day of July, 2023

Notary's Signature Tyler Irwin

My Commission Expires: January 18, 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Tyler Irwin, Notary Public
Allegheny County
My commission expires January 18, 2025
Commission number 1389282
Member, Pennsylvania Association of Notaries