AFTER RECORDING RETURN TO:
SingleSource Property Solutions
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317
File No. 2217760OR Baer

Karen Johnson Davidson County
Batch# 1042839 DEEDQC
08/25/2023 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230825-0066582

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

Tax ID No.: 065 09 0 070.00

QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of AUGUST, 2023, by and between **Greg B. McDowell and wife, Catherine Lynne McDowell F/K/A Chestieta C. McDowell,** residing at 4873 Whittier Drive, Nashville, TN 37138, hereinafter referred to as Grantor(s) and **Greg B. McDowell and wife, Catherine Lynne McDowell,** residing at 4873 Whittier Drive, Nashville, TN 37138, 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: 4873 Whittier Drive, Nashville, TN 37138

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/24/2004 under Instrument No. 20040524-0060617 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.

Greg B. McDowell

Greg B. McDowell and wife

Catherine Lynne McDowell FKA Chestieta C. McDowell

Catherine Lynne McDowell F/K/A Chestieta C. McDowell

STATE OF FLORIDA
COUNTY OF MARION

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Greg B. McDowell and Catherine Lynne McDowell F/K/A Chestieta C. McDowell, 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 Ocala, Florida, this 15 day of AUGUST, 2023.

Notary Public Mattie H Williams

My Commission expires: 10-10-2025

MATTIE H WILLIAMS
Notary Public - State of Florida
Commission # HH 178608
My Comm. Expires Oct 10, 2025

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.

Greg B. McDowell
Affiant

Catherine Lynne McDowell
Catherine Lynne McDowell

Print Name: Greg B. McDowell

STATE OF FLORIDA
COUNTY OF MARION

Subscribed and sworn to before me this 15 day of AUGUST, 2023.

Notary Public MATTIE H WILLIAMS
My Commission Expires: 10-10-2025

MATTIE H WILLIAMS
Notary Public - State of Florida
Commission # HH 178608
My Comm. Expires Oct 10, 2025

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

Greg B. McDowell and Catherine Lynne McDowell
4873 Whittier Drive
Nashville, TN 37138

Name and address of property owner:

Greg B. McDowell and Catherine Lynne McDowell
4873 Whittier Drive
Nashville, TN 37138

"EXHIBIT A"

A certain tract or parcel or land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 104 on the Plan of Sherwood Forrest, Section III, as of record in Book 4460, page 81 Register's Office for Davidson County, Tennessee.

Said Lot No. 104 fronts 64.86 feet on the southeasterly margin of Whittier Drive and runs back 145 feet on the southwesterly side line and 155.29 feet on the northeasterly side line and measures 69.82 feet across the rear lot line.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1.Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. Seq.

2.Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3.Subject to restrictive covenants contained in an instrument of record in Book 4465, page 184 and Book 4593, page 690, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4.Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4460, page 81, said Register's Office.

5.Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4460, page 81, Register's Office for Davidson County, Tennessee.

This is improved property known as 4873 Whittier Dr., Old Hickory, Tennessee 37138.

Being the same land conveyed by deed recorded on 05/24/2004 at instrument 20040524-0060617.

Tax ID: 065 09 0 070.00

Tennessee Certification of Electronic Document

I, Gavin Dietrich, 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 8-15-2023 (date of document).

Gavin Dietrich
Affiant Signature

8-16-2023
Date

State of Pennsylvania
County of Washington

Sworn to and subscribed before me this 16th day of August, 2023.

Christopher J. Porto
Notary's Signature

MY COMMISSION EXPIRES: 11-22-2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Christopher J. Porto, Notary Public
Washington County
My commission expires November 22, 2024
Commission number 1131318
Member, Pennsylvania Association of Notaries