Karen Johnson Davidson County
Batch# 1043739 DEEDQC
08/29/2023 11:08:30 AM 6 pgs
Fees: $33.00 Taxes: $381.10
20230829-0067613

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2869059

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

Tax ID No.: 142 04 0A 153.00

QUITCLAIM DEED

THIS DEED made and entered into on this 11 day of August, 2023, by and between **Laura L. Colbran, an unmarried woman,** residing at 315 South 46th Street, Philadelphia, PA 19143, **and Catherine Colbran, an unmarried woman,** residing at 214 Old Hickory Boulevard, Apt 153, Nashville, TN 37221, **as joint tenants with right of survivorship,** hereinafter referred to as Grantor(s) and **Catherine Colbran, an unmarried woman, and Donovan D. Miller, an unmarried man,** residing at 214 Old Hickory Boulevard, Apt 153, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE HUNDRED THREE THOUSAND and NO/100 ($103,000.00) 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 UNIT NO. 153 OF BELLE FOREST CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, OF RECORD IN PLAT BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address: 214 Old Hickory Boulevard, Apt 153, Nashville, TN 37221

Being the same property as conveyed from Laura L. Colbran, an unmarried woman to Laura L. Colbran, an unmarried woman and Catherine Colbran, an unmarried woman, as joint tenants with right of survivorship as set forth in Deed Instrument #20210917-0125139 dated 02/09/2021, recorded 09/17/2021, 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.

Laura L. Colbran

STATE OF PA
COUNTY OF Philadelphia

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Laura L. Colbran**, 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 Philadelphia, this 11 day of August, 20 23.

Notary Public

My Commission expires: 1/22/25

Commonwealth of Pennsylvania - Notary Seal
BLISS DYEU ALLEN - Notary Public
Delaware County
My Commission Expires January 22, 2025
Commission Number 1360856

Catherine Colbran

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Catherine Colbran**, 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 23rd day of August, 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 $103,000.00.

Affiant

Print Name: Catherine Colbran

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of AUGUST, 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:

Catherine Colbran
Donovan D. Miller
214 Old Hickory Boulevard
Nashville, TN 37221

Name and address of property owner:

Catherine Colbran
Donovan D. Miller
214 Old Hickory Boulevard
Nashville, TN 37221

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 $103,000.00.

Affiant

Print Name: LAURA L COLBRAN

STATE OF PA
COUNTY OF Philadelphia

Subscribed and sworn to before me this 11 day of August, 2023.

Notary Public
My Commission Expires: 1/22/25

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

Catherine Colbran
Donovan D. Miller
214 Old Hickory Boulevard
Nashville, TN 37221

Name and address of property owner:

Catherine Colbran
Donovan D. Miller
214 Old Hickory Boulevard
Nashville, TN 37221

Commonwealth of Pennsylvania - Notary Seal
BLISS DYEU ALLEN - Notary Public
Delaware County
My Commission Expires January 22, 2025
Commission Number 1390956

Tennessee Certification of Electronic Document

I, Sophea Keo, 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 08/23/2023 (date of document).

Affiant Signature

8/28/23
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2869059 DEED