Karen Johnson Davidson County
Batch# 1052392 DEEDQC
09/21/2023 08:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230921-0074141

.AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-430756

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

Tax ID No.: 018120A02400CO

QUITCLAIM DEED

THIS DEED made and entered into on this 12 day of September, 2023, by and between **SYLVIA R. SAFFELL, married, joined by her spouse, CLINTON SAFFELL SR.,** residing at 114 Mavella Court, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **SYLVIA R. SAFFELL and CLINTON SAFFELL SR., wife and husband, as joint tenants with right of survivorship,** residing at 114 Mavella Court, Goodlettsville, TN 37072, 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:

All that certain lot, piece or parcel of LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Emerald Cove, as shown on plat of record in Plat Book 6900, Page 629, 630 and 631, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description.

Property Address: 114 Mavella Court, Goodlettsville, TN 37072

Being the same premises conveyed from Sylvia W. Saffell to Sylvia R. Saffell in a deed dated 02/06/2009 and recorded date 02/13/2009 in Instrument Number 20090213-0012904 of the official records.

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.

SYLVIA R. SAFFELL

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, SYLVIA R. SAFFELL, 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 Goodlettsville, TN, this 12 day of September, 2023.

Notary Public

My Commission expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Clinton Saffell Jr
CLINTON SAFFELL SR.

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, CLINTON SAFFELL SR., 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 Goodlettsville, TN, this 12 day of September, 2023.

Notary Public

My Commission expires: 11-6-2023

ANNE COLLINS
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.

Sylvia R. Saffell
Affiant

Print Name: Sylvia R. Saffell

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 12 day of September, 2023.

Anne Collins
Notary's Signature

My Commission Expires: 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

SYLVIA R. SAFFELL and CLINTON SAFFELL SR.
114 Mavella Court
Goodlettsville, TN 37072

Name and address of property owner:

SYLVIA R. SAFFELL and CLINTON SAFFELL SR.
114 Mavella Court
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Elizabeth Tober, 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 9-12-2023 (date of document).

Affiant Signature

9-14-2023
Date

STATE OF PA

COUNTY OF Allegheny

Sworn to and subscribed before me this 14 day of September, 2023.

Notary's Signature

My Commission Expires: 1-25-2027

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746

Title365
MD#2082612
345 Rouser Road Suite 101
Coraopolis, PA 15108

NOTARY'S SEAL