Karen Johnson Davidson County
Batch# 1054802 DEEDQC
09/27/2023 02:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230927-0075930

File No: EMP-23004257
Grantor's Loan No. _____

After Recording, Send to:
Empower Settlement Services, LLC
345 Rouser Rd., Building 5, 4th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Brian E. Cecil and **Jillian P. Rhoads**, 631B James Avenue, Nashville, TN 37209

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.

Tax Parcel Number: 090 08 0 214.00

QUITCLAIM DEED

Brian E. Cecil, now married, ("Grantor"), of **631B James Avenue, Nashville, TN 37209**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Brian E. Cecil** and **Jillian P. Rhoads,** husband and wife, as tenants by the entirety, ("Grantee"), whose tax mailing address is **631B James Avenue, Nashville, TN 37209,** with quitclaim covenants, the following described real estate:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

LOT 21, AS SHOWN ON THE MAP ENTITLED WEST NASHVILLE ANNEX, OF RECORD IN PLAT BOOK 332, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

APN: 090 08 0 214.00

Property Address is: 631B James Avenue, Nashville, TN 37209

Being all that certain property conveyed from GARY M. FREEMAN, UNMARRIED to BRIAN E. CECIL, A SINGLE MALE, THEIR HEIRS AND ASSIGNS by the deed dated October 31, 2006 and recorded October 31, 2006 in Instrument Number 20061031-0135286, of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on SEPT 25, 2023:

Brian E. Cecil

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brian E. Cecil**, personally known to me, or has produced DRIVERS LIC, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of SEPT, 2023.

My Commission Expires : 3/9/27

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 25 day of SEPT, 2023.

Notary Public

My Commission Expires: 3/9/27

SEAL

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Marie Spencer, 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 09/25/2023 (date of document).

Affiant Signature

09/25/2023
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 25 day of September, 2023

Heather A. Arato
Notary's Signature

MY COMMISSION EXPIRES: October 28, 2023

NOTARY'S SEAL

HEATHER ANNE ARATO
Commission # GG 926835
Expires October 28, 2023
Bonded Thru Budget Notary Services