AFTER RECORDING RETURN TO:
Townsgate Closing Services
420 Rouser Road, Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 129817-1

Karen Johnson Davidson County
Batch# 1063167 DEEDQC
10/20/2023 11:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231020-0082389

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

Tax ID No.: 86-04-0A-003-00

QUITCLAIM DEED

THIS DEED made and entered into on this 13th day of October, 2023, by and between **Brian J. Vilendrer a/k/a Brian Joseph Vilendrer, single individual,** residing at 301 Oakcrest Court, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Brian J. Vilendrer, single individual,** residing at 301 Oakcrest Court, Nashville, TN 37076, 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: 301 Oakcrest Court, Nashville, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/03/2023 under Instrument Number: 20231003-0077704 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.

Brian J. Vilendrer a/k/a Brian Joseph Vilendrer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brian J. Vilendrer a/k/a Brian Joseph Vilendrer** 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 Hermitage, TN, this 13th day of October, 2023.

Notary Public

My Commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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.

Jay Wild

Affiant

Print Name: Jay Wild

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 20th day of October, 2023.

Leslie A Hramika

Notary Public
My Commission Expires: 12-15-24

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries

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

Brian J. Vilendrer
301 Oakcrest Court
Nashville, TN 37076

Name and address of property owner:

Brian J. Vilendrer
301 Oakcrest Court
Nashville, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phase I-A, Oakcrest of record in Plat Book 6200, Page 646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Christina D. Vilendrer, a/k/a Christina Danielle Vilendrer to Brian J. Vilendrer, a/k/a Brian Joseph Vilendrer as set forth in Deed Instrument #20231003-0077704 dated 10/03/2023, recorded 10/03/2023, DAVIDSON County, TENNESSEE.

Parcel ID Number: 86-04-0A-003-00

Property commonly known as: 301 Oakcrest Court, Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Ryan Cunningham, 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 10/13/2023 (date of document).

Affiant Signature

10/20/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries