Karen Johnson Davidson County
Batch# 1072808 DEEDQC
11/17/2023 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231117-0089583

File No. 7888646 -12 1ST
Grantor's Loan No. 1017154071

After Recording, Send to:
ALFRED HOWARD, LOUISE G. HOWARD, and ANGELA YVONNE HOWARD
169 JACKSONIAN DRIVE, Nashville, TN 37076

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:
ALFRED HOWARD, LOUISE G. HOWARD and ANGELA YVONNE HOWARD, 169 JACKSONIAN DRIVE, Nashville, TN 37076

Exempt: Section 67-4-409(a)(4): 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: 074 08 0 017.00

QUITCLAIM DEED

ALFRED HOWARD and wife, **LOUISE HOWARD,** ("Grantor"), of **169 JACKSONIAN DRIVE, Nashville, TN 37076**, 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 to **ALFRED HOWARD** and **LOUISE G. HOWARD**, a married couple, and **ANGELA YVONNE HOWARD,** unmarried, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **169 JACKSONIAN DRIVE, Nashville, TN 37076,** with quitclaim covenants, their interest in the following described real estate:

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO-WIT: BEING LOT NO. 806, HERMITAGE HILLS SUBDIVISION, SECTION 7, OF RECORD IN PLAT BOOK 3300, PAGE 62 AND 63, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address is: 169 JACKSONIAN DRIVE, Nashville, TN 37076

THIS BEING THE SAME PROPERTY CONVEYED TO ALFRED HOWARD AND WIFE, LOUISE HOWARD, BY DEED DATED 02/20/2002 AND RECORDED ON 02/26/2002 IN INSTRUMENT NO. 20020226-0024139, IN THE DAVIDSON COUNTY RECORDERS OFFICE.

Parcel ID: 074 08 0 017.00

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 11/2, 2023:

ALFRED HOWARD

LOUISE HOWARD

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **LOUISE HOWARD** and **ALFRED HOWARD**, personally known to me, or has produced driver's license, 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 2ND day of Nov, 2023.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF Tennessee
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 .

Louise Howard
Affiant

Subscribed and sworn to before me on this the 2ND day of Nov, 2023.

Karen R. Campbell
Notary Public

My Commission Expires: Sept. 8, 2025

SEAL

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Certificate of Authenticity

I, Melissa Fox, 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 11-2-23.

Date

Affiant Signature

11. 8. 2023

Date

State of OHIO

County of CUYAHOGA

Sworn to and subscribed before me this 8th day of NOVEMBER, 2023.

Notary's Signature

My Commission Expires: 8.22.24

Date

Notary's Seal (if on paper)

CHERMIA BODIE
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Aug. 22, 2024