Karen Johnson Davidson County
Batch# 1077640 DEEDQC
12/04/2023 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231204-0093125

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-437639

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

Tax ID No.: 17301012600

# QUITCLAIM DEED

THIS DEED made and entered into on this 24th day of November, 2023, by and between **Natasha Bandy, an unmarried person, and Wanda Proctor, an unmarried person, residing at 536 Cedarmont Drive, Nashville, TN 37013, hereinafter referred to as Grantor(s) and Natasha Bandy, an unmarried person, residing at 536 Cedarmont Drive, Nashville, TN 37013, 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, lying and being in the County of Davidson, State of Tennessee, to wit:**

**Being Lot No. 3 on the Plan of Monte Carlo, Section 2B, of record in Plat Book 5050, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.**

Property Address: 536 Cedarmont Drive, Nashville, TN 37013

Being the same premises conveyed from Cameron V. Stokes and from Katrina L. Stokes, to Natasha Bandy and Wanda Proctor, in a deed dated 12/20/2006, and recorded date 01/08/2007, in Instrument Number 20070108-0002830 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.

Natasha Bandy

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Natasha Bandy, 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 24th day of November, 2023.

Notary Public

My Commission expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Wanda Proctor

**Wanda Proctor**

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Wanda Proctor, 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 24th day of November, 2023.

Notary Public

My Commission expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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.

Natasha Bandy
Affiant

Print Name: Natasha Bandy

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 24th day of November, 2023.

Notary Public
My Commission Expires: 5/16/27

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Natasha Bandy
536 Cedarmont Drive
Nashville, TN 37013

Name and address of property owner:

Natasha Bandy
536 Cedarmont Drive
Nashville, TN 37013

## Tennessee Certification of Electronic Document

I, Melissa Plagman, 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 November 24, 2023 (date of document).

Melissa Plagman
Affiant Signature

11/24/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of November, 2023.

Shanna McIntyre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M MCINTYRE - Notary Public
Allegheny County
My Commission Expires Jun 24, 2024
Commission Number 1270193