Karen Johnson Davidson County
Batch# 1086045 DEEDQC
12/27/2023 02:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231227-0099482

File No: 2000618090

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, 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:
Page Maurine Redden, 1702 Hanover Rd, Nashville, TN 37216

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 072-12-0-018-00

QUITCLAIM DEED

Emily M. McDonald, a single woman and **Page Maurine Redden A/K/A Page M. Redden,** a single woman, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Case No 23D-840, ("Grantor"), of **1702 Hanover Rd, Nashville, TN 37216**, 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 **Page Maurine Redden,** a single woman, ("Grantee"), whose tax mailing address is **1702 Hanover Rd, Nashville, TN 37216,** with quitclaim covenants, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 91 ON THE PLAN OF WATERS PLACE ON MAXEY LANE, OF RECORD IN PLAT BOOK 332, PAGE 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address is: 1702 Hanover Rd, Nashville, TN 37216

BEING THE SAME PROPERTY CONVEYED TO EMILY M. MCDONALD AND PAGE M. REDDEN FROM DERI L. PLUMMER AND DUSTIN L. PLUMMER, MARRIED, BY WARRANTY DEED DATED 05/16/2017, RECORDED 05/18/2017, DEED INSTRUMENT # 20170518-0049221, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Parcel ID: 072-12-0-018-00

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 December 5, 2023:

Emily M. McDonald

Page Maurine Redden AKA Page M. Redden
Page Maurine Redden A/K/A
Page M. Redden

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~**Emily M. McDonald and**~~ **Page Maurine Redden**, personally known to me, or has produced drivers 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 5th day of December 2023.

Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

On December 7, 2023 before me, Anne Collins, a notary public, personally appeared Emily Megan McDonald,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____ (Seal)

Printed Name Anne Collins

Commission Expires 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $0.00

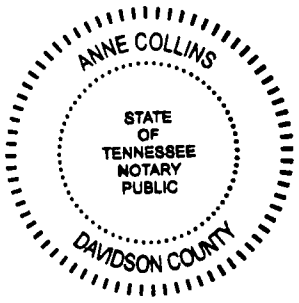
Affiant

Subscribed and sworn to before me on this the 7th day of December, 2023.

Notary Public

My Commission Expires: 10-4-27

SEAL



Tennessee Certification of Electronic Document

I, Amy Cox, 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 12/05/2023 (date of document).

Affiant Signature

12/20/2023
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries