AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9393 Olde Eight Road
Northfield, OH 44067
File No. IT230996831

Karen Johnson Davidson County
Batch # 1092849 DEEDQC
01/23/2024 12:44:42 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240123-0004135

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Return to: Rae Bodonyi/ LRS
5061 North Abbe Road, Suite #1
Sheffield Village, Ohio 44035
440.716.1820

Tax ID No.: 148 14 0 277.00

329 1764-A 1st

QUITCLAIM DEED

THIS DEED made and entered into on this 2nd day of Dec, 2023 by and between **VICTORIA CRISMON, unmarried,** residing at 4012 Shufeld Court, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **VICTORIA CRISMON, unmarried** and **ANDREW HALL Jr., unmarried, as joint tenants with right of survivorship,** residing at 4012 Shufeld Court, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4012 Shufeld Court, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/26/1996 under Instrument Number: 0164164 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.

Victoria Crismon
VICTORIA CRISMON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **VICTORIA CRISMON** 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 21st day of Dec, 2023.

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.

Victoria Crismon
Affiant

Print Name: Victoria Crismon

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 2nd day of Dec, 2023

Notary Public
My Commission Expires: 09/02/24

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

VICTORIA CRISMON and ANDREW HALL JR.
4012 Shufeld Court
Nashville, TN 37013

Name and address of property owner:

VICTORIA CRISMON and ANDREW HALL JR.
4012 Shufeld Court
Nashville, TN 37013

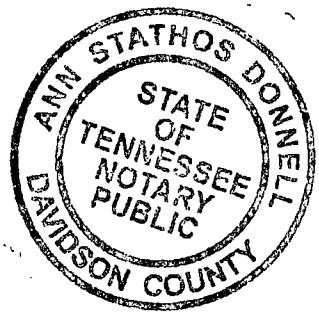


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15A, COLEWOOD ACRES SUBDIVISION, A ZONE LOT DIVISION OF LOTS 15 AND 16, SECTION 5, AS RECORDED IN BOOK 6256, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID Number: 148 14 0 277.00

Property commonly known as: 4012 Shufeld Court, Nashville, TN 37013