AFTER RECORDING RETURN TO:
ServiceLink - Attn: Refinance
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 2000438202

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

Karen Johnson Davidson County
Batch# 1099484 DEEDQC
02/08/2024 04:03:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240208-0009055

Parcel ID No.: 07305009100

QUITCLAIM DEED

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.

THIS DEED made and entered into on this 27th day of October, 2023, by and between **Madison L. Conquest, an unmarried woman,** residing at 412 Hamblen Dr., Madison, TN 37115, hereinafter referred to as Grantor(s) and **First National Bank of America,** located at 241 E Saginaw, P.O. Box 980, East Lansing, MI 48826, 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: 2800 Shadow Lane, Nashville, TN 37216

Prior Instrument Reference: 20200109-0002937, Recorded: 1/9/2020

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.

Madison L. Conquest

Madison L. Conquest

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Madison L. Conquest, 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 Davidson County, this 27 day of October, 2023.

Dominique S. Barbee
Notary Public

My Commission expires: 1-6-2025

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein is described as follows:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. BEING LOT NO. 43 ON THE PLAN OF RIVERWOOD TERRACE SUBDIVISION, OF RECORD IN BOOK 1835, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Parcel ID Number: 07305009100

Property Commonly Known As: 2800 Shadow Lane, Nashville, TN 37216

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.

Affiant

Print Name: Madison Conquest

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 27 day of October, 2023.

Notary Public
My Commission Expires: 1-6-2025

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

April Bradshaw
2800 Shadow Lane
Nashville, TN 37216

Name and address of property owner:

First National Bank of America
241 E Saginaw, P.O. Box 980
East Lansing, MI 48826

Tennessee Certification of Electronic Document

I, Madison L Conguest, 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 October 27, 2023 (date of document).

Madison L Conguest
Affiant Signature

10-27-2023
Date

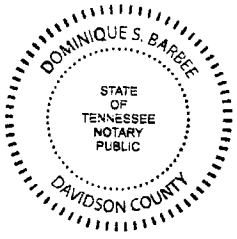
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 27 day of October, 2023.

Dominique S. Barbee
Notary's Signature

My Commission Expires: 1-6-2025

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Madison L Conguest, 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 October 27, 2023 (date of document).

Madison L Conguest
Affiant Signature

10-27-2023
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 27 day of October, 2023.

Dominique S. Barbee
Notary's Signature

My Commission Expires: 1-6-2025

NOTARY'S SEAL

