Karen Johnson Davidson County
Batch# 1102290 DEEDQC
02/20/2024 10:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240220-0011245

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2997166

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

Parcel ID No.: 059-15-0A-075-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 12 day of February, 2024 by and between **Tonia Y. Keys F/K/A Tonia Y. Transou, a married woman, who acquired title as single, unmarried,** residing at 2816 Stokers Lane North, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Tonia Y. Keys and Roosevelt Keys, wife and husband, as tenants by the entirety,** residing at 2816 Stokers Lane North, Nashville, TN 37207, 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:

Being Lot 67, on the Plan of Chateau Valley, Phase III, of record as Instrument Number 20001103-0109136, Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property Address: 2816 Stokers Lane North, Nashville, TN 37207

Being the same property as conveyed from Fannie Mae A/K/A Federal National Mortgage Association, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C. to Tonia Y. Transou, single, unmarried as set forth in Deed Instrument #20121101-01200519 dated 11/01/2012, recorded 11/01/2012, 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.

Tonia Y Keys F/K/A Tonia Y. Transou

Tonia Y. Keys F/K/A Tonia Y. Transou

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tonia Y. Keys F/K/A Tonia Y. Transou**, 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 12 day of February, 2024.

Notary Public **ANN STATHOS DONNELL**

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.

Tonia Y Keys F/K/A Tonia Y. Ransom
Affiant

Print Name: Ann Stathos Donnell

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 12 day of Feb, 2024

Notary Public ANN STATHOS DONNELL
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tonia Y. Keys and Roosevelt Keys
2816 Stokers Lane North
Nashville, TN 37207

Name and address of property owner:

Tonia Y. Keys and Roosevelt Keys
2816 Stokers Lane North
Nashville, TN 37207

Exhibit A
Legal Description

Being Lot 67, on the Plan of Chateau Valley, Phase III, of record as Instrument Number 20001103-0109136, Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed from Fannie Mae A/K/A Federal National Mortgage Association, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C. to Tonia Y. Transou, single, unmarried as set forth in Deed Instrument #20121101-01200519 dated 11/01/2012, recorded 11/01/2012, DAVIDSON County, TENNESSEE.

Parcel ID: 059-15-0A-075-00

Tennessee Certification of Electronic Document

I, Sophea Keo, 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 2/12/2024 (date of document).

Affiant Signature

2/15/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2997166 Deed