Karen Johnson Davidson County
Batch# 1107822 DEEDQC
03/06/2024 02:38:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240306-0015671

QUITCLAIM DEED

1178927

MAIL RECORDED DEED TO:

ZINA COMPTON
KENSINGTON VANGUARD
39 W 37TH STREET, 7TH FLOOR
NEW YORK, NY 10018

OWNER (SEND TAX BILLS TO):

JORDAN MERRION
327 DORR DRIVE
GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JORDAN MERRION, an unmarried woman, and TASHEENA MOORE, an unmarried woman (herein, "Grantor"), whose address is 327 Dorr Drive, Goodlettsville, TN 37072, hereby bargains, sells, remises, releases, quit claims and conveys to JORDAN MERRION, an unmarried woman (herein, "Grantee"), whose address is 327 Dorr Drive, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 327 Dorr Drive, Goodlettsville, TN 37072

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 018-12-0A-037.00-C

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 1st day of March, 2024

GRANTOR:

Jordan Merrion

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jordan Merrion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2024

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

GRANTOR:

Tasheena K Moore

Tasheena Moore

STATE OF INDIANA
COUNTY OF HENDRICKS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tasheena Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2024.

[Affix Notary Seal]

Jaclyn Nohren

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-4-32

NOTARY PUBLIC SEAL STATE OF INDIANA
Jaclyn Nohren
Notary Public - State of Indiana
Commission Number: NP0753689
My Commission Expires: 01-04-2032

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
Jordan Merrion

Subscribed and sworn to under oath before me, this 1st day of March, 2024 by Jordan Merrion.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Emerald Cove, a Planned Unit Development, of record in Plat Book 6900, Page 629-631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

For information purposes only: Parcel No. 018 12 0A 037.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20200916-0105623 on September 16, 2020.

PIN NO: 018-12-0A-037.00-C

STREET ADDRESS: 327 Dorr Drive, Goodlettsville, TN 37072

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Andrew Egner, 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 **March 1st, 2024** (date of document).

Andrew Egner
Affiant Signature

3/6/2024
Date

State of New York

County of New York

Sworn to and subscribed before me this 6 day of March, 2024.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025