AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-449922

Karen Johnson Davidson County
Batch# 1111289 DEEDQC
03/14/2024 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240314-0017724

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

Parcel ID No.: 171080A13700

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 6th day of March, 2024, by and between

Margaret D. Carden, a married woman, joined by her spouse, Willie Arthur Carden, residing at 325 Mayfield Station, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and

Margaret D. Carden and Willie Arthur Carden, wife and husband, as joint tenants with right of survivorship, residing at 325 Mayfield Station, Brentwood, TN 37027, 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:

Land in Davidson County, TN, being Lot No. 137 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, Page 529-530, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same premises conveyed from Radnor Homes, Inc. to Margaret D. Carden in a deed dated 12/31/1991 and recorded 01/03/1992 in Book 8521, Page 952 of the official records.

Property Address: 325 Mayfield Station, Brentwood, TN 37027

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.

Margaret D. Carden

Margaret D. Carden

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Margaret D. Carden**, 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 Brentwood, TN, this 6th day of March, 20 2024

Leslie

Notary Public

My Commission expires: 5/7/2024

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Willie Arthur Carden

Willie Arthur Carden

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Willie Arthur Carden**, 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 Brentwood, TN, this 6th day of March, 2024.

Leslie

Notary Public

My Commission expires: 5/7/2024

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/07/2024
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.

Margaret D Carden
Affiant

Print Name: Margaret D Carden

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 6th day of March, 2024.

Leslie Isabell
Notary Public

My Commission expires: 5/7/2024

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

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

Margaret D. Carden and Willie Arthur Carden
325 Mayfield Station
Brentwood, TN 37027

Name and address of property owner:

Margaret D. Carden and Willie Arthur Carden
325 Mayfield Station
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Shannon Bailey, 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 _____ (date of document).

Shannon Bailey
Affiant Signature

March 12, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12 day of March, 2024.

Shanna McIntyre
Notary's Signature

MY COMMISSION EXPIRES: 6/24/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M MCINTYRE - Notary Public
Allegheny County
My Commission Expires Jun 24, 2024
Commission Number 1270193