Karen Johnson Davidson County
Batch# 1127816 DEEDQC
04/26/2024 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030443

File No: TN-2403-007393-PR
Grantor's Loan No. 5000034047

After Recording, Send to:
Letitia Kaiser Washington and Willie Eugene Washington
2819 Surrey Road, Nashville, TN 37214

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Letitia Kaiser Washington and **Willie Eugene Washington**, 2819 Surrey Road, Nashville, TN 37214

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.

Tax Parcel Number: 096 10 0 001.00

QUITCLAIM DEED

Letitia Kaiser Washington, who acquired title as Letitia Rodgers, married, ("Grantor"), of **2819 Surrey Road, Nashville, TN 37214**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Letitia Kaiser Washington** and **Willie Eugene Washington,** wife and husband, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **2819 Surrey Road, Nashville, TN 37214,** with quitclaim covenants, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for said County, to which reference is made for a more complete description.

APN: 096 10 0 001.00

Property Address is: 2819 Surrey Road, Nashville, TN 37214

Being the same property conveyed to Letitia Rodgers, by deed from Clifford A. Davis, recorded in Book 8597 Page 463, on 4/9/1992 Register's Office for Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 15, 2024:

Letitia Kaiser Washington

Letitia Kaiser Washington, who acquired title as Letitia Rodgers

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Letitia Kaiser Washington**, personally known to me, or has produced TN Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of April, 2024.

Notary Public Starr Ashonda Mosley
Comm Exp: 3/3/2026

STARR ASHONDA MOSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/03/2026
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 15th day of April, 20 24.

Notary Public Starr Ashonda Mosley

My Commission Expires: 3/3/2026

SEAL

STARR ASHONDA MOSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Maribel Shamel, 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 04/15/24 (date of document).

Affiant Signature

04/26/2024
Date

State of California

County of Orange

Sworn to and subscribed before me this 26TH day of April, 2024.

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL