AFTER RECORDING RETURN TO:
Milestone Settlement, LLC
196 West Ashland Street
Doylestown, PA 18901
File No. 22-93575-TN

Karen Johnson Davidson County
Batch# 1137635 DEEDQC
05/21/2024 02:30:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240521-0037868

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

Tax ID No.: 042 06 0 006.00

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 13 day of May, 2024 by and between **Morrigan Alise Corbitt, unmarried, who acquired title as married** and **Samantha Sunshine D'Anna, married,** residing at 901 Nesbitt Lane, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Morrigan Alise Corbitt, unmarried** and **Samantha Sunshine D'Anna, married, as joint tenants with right of survivorship,** residing at 901 Nesbitt Lane, Nashville, TN 37115, 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: 901 Nesbitt Lane, Nashville, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/21/2023 under Instrument Number: 20231121-0090748 in the Register's Office of 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.

Morrigan Alise Corbitt

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Morrigan Alise Corbitt** 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 13 day of May, 2024.

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Samantha Sunshine D'Anna

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Samantha Sunshine D'Anna** 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, this 13 day of May, 2024.

Notary ~~Public~~

My Commission expires: 09/02/26

ANN STATHOS DONNELLY
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.

Affiant

Print Name: Morrigan Alise Corbitt Samantha Sunshine D'Anna

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 13 day of May, 2024.

Notary Public
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:

Morrigan Alise Corbitt and Samantha Sunshine D'Anna
901 Nesbitt Lane
Nashville, TN 37115

Name and address of property owner:

Morrigan Alise Corbitt and Samantha Sunshine D'Anna
901 Nesbitt Lane
Nashville, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

Tract One:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two, Bonnie-Brae of record in Book 2330, Page 123, in the Register's Office for said County.

Said Lot No. 50 which is a corner lot, fronts 211.0 feet on the Southerly margin of Nesbitt Drive and fronts 197.9 feet on the Westerly margin of Falcon Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 220.45 feet on the Southerly line and 172.3 feet on the Westerly line to a point of intersections.

Tract Two:

Being a tract or parcel of land in the 11th Civil District, Davidson County, Tennessee, and more particularly described as Tract 50A in a survey by Howard George and Associates, dated July 28, 1981, as follows:

Beginning at a concrete monument found (the Southeast corner of Lot 49 and the Southwest corner of Lot 50, on the plan of Section Two, Bonnie-Brae Subdivision, of record in Book 2330, Page 123, R.O.D.C.); thence South 75 degrees 49 minutes 10 seconds East, 220.72 feet to a concrete monument set on the West right-of-way of Falcon Drive; thence South 83 degrees 14 minutes 30 seconds West, 219.51 feet to a concrete monument set; thence North 2 degrees 51 minutes 30 seconds East, 80.00 feet to the beginning, containing 0.199 acres more or less.

Parcel ID Number: 042 06 0 006.00

Property commonly known as: 901 Nesbitt Lane, Nashville, TN 37115

13th day of May 2024

Tennessee Certification of Electronic Document

I, BRANDON KNUDSON, 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 05/13/2024 (date of document).

Affiant Signature

Brandon Knudson,President

13th day of May, 2024

Date

State of NEVADA

County of CLARK

Sworn to and subscribed before me this 13 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: APRIL 24, 2025

NOTARY'S SEAL

KARLEE MCNEILL
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-2674-1
My Appt. Expires APRIL 24, 2025