Karen Johnson Davidson County
Batch# 1142471 DEEDQC
06/03/2024 03:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240603-0041341

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10598635

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

Parcel ID No.: 050 07 0 046.00

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 29th day of May, 2024, by and between **Cordelia Howard, who erroneously acquired title as Cardelia Howard, an unmarried woman, individually and as surviving spouse of Oliver Howard, deceased,** residing at 3816 Ridgeside Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Cordelia Howard, an unmarried woman,** residing at 3816 Ridgeside Drive, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3816 Ridgeside Drive, Nashville, TN 37207

Being the same which Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. by Deed dated March 24, 1992 and recorded March 26, 1992 in the County of Davidson, State of TN in Book 8583 Page 960 conveyed unto Oliver Howard and wife, Cardelia Howard.

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.

Cordelia Howard, who erroneously acquired title as Cardelia Howard
Cordelia Howard, who erroneously acquired title as Cardelia Howard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Cordelia Howard, who erroneously acquired title as Cardelia Howard**, 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 Tennessee, this 23 day of May, 2024.

Tonya Cantrell
Notary Public

My Commission expires: 8/28/2024

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 08-28-2024

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.

Cordelia Howard
Affiant

Print Name: Cordelia Howard

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of May, 2024.

Tonya Cantrell
Notary Public
My Commission Expires: 8/28/2024

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 08-28-2024

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

Cordelia Howard
3816 Ridgeside Drive
Nashville, TN 37207

Name and address of property owner:

Cordelia Howard
3816 Ridgeside Drive
Nashville, TN 37207

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT NO. 219, SECTION 6, VILLAGE BY THE CREEK, AS OF RECORD IN PLAT BOOK 6250, PAGE 438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID Number: 050 07 0 046.00

Property commonly known as: 3816 Ridgeside Drive, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Cordelia Howard, 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 May 23, 2024 (date of document).

Cordelia Howard
Affiant Signature

Print Name: Cordelia Howard

5 23 2024
Date

STATE OF Tennessee
COUNTY OF Dawson

Subscribed and sworn to before me this 23 day of May, 2024.

Tonya Cantrell
Notary Public
My Commission Expires: 8/28/2024

