Karen Johnson Davidson County
Batch# 1146615 DEEDQC
06/12/2024 03:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240612-0044142

AFTER RECORDING RETURN TO:
Townsgate Closing Services
420 Rouser Road
Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 164894

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

Tax ID No.: 163-00-0-262-00

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 3rd day of June, 2024 by and between **Caleb Sherman, a married man, who acquired title as unmarried, joined by his spouse, Monique Sherman, formally known as Monique Staffile,** residing at 1300 Rural Hill Road, Nashville, TN 37013, and **Jane Sherman, an unmarried woman,** residing at 39 Ocean Avenue, 6A, Brooklyn, NY 11225, hereinafter referred to as Grantor(s) and **Caleb Sherman and Monique Sherman, formally known as Monique Staffile, husband and wife, as tenants by the entirety,** residing at 1300 Rural Hill Road, Nashville, TN 37013, 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: 1300 Rural Hill Road, Nashville, TN 37013

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.

Caleb Sherman

Monique Sherman, formally known as Monique Staffile

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Caleb Sherman and Monique Sherman, formally known as Monique Staffile, 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 Antioch TN, this 3 day of June, 2024.

Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

X Jane Sherman

Jane Sherman

STATE OF New York
COUNTY OF Queens

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jane Sherman, 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 Queens, New York, this 3rd day of June, 2024.

T. C

Notary Public

My Commission expires: 4-14-2027

TESHEENA FARQUHARSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FA0005611
Qualified in Queens County
Commission Expires April 14 2027

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.

x Jane Sherman
Affiant

Print Name: x Jane Sherman

STATE OF New York
COUNTY OF Queens

TESHEENA FARQUHARSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FA0005611
Qualified in Queens County
Commission Expires April 14 2027

Subscribed and sworn to before me this 3rd day of June, 2021.

Notary Public
My Commission Expires: 4-14-2027

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

Caleb Sherman and Monique Sherman, formally known as Monique Staffile
1300 Rural Hill Road
Nashville, TN 37013

Name and address of property owner:

Caleb Sherman and Monique Sherman, formally known as Monique Staffile
1300 Rural Hill Road
Nashville, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 1 on the Plan of Rural Hill Acres of record in Book 5210, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Rural Hill Road, said point being the common front comer of Lots 1 and 2 on the Plan of Rural Hill Acres thence with said easterly margin of Rural Hill Road North 5 degrees 30' 03" East 158.39 feet to a point; thence leaving said margin North 62 degrees 09' East 281.02 feet to a point; thence North 60 degrees 20' 45" East 100.07 feet to a point; thence North 58 degrees 51' East 227.26 feet to a point; thence South 29 degrees 12' 45" East 63.60 feet to a point; thence South 21 degrees 23' 15" West 36.24 feet to a point, thence South 19 degrees 35' 55" East 101.43 feet to a point; thence South 34 degrees 21' 20" East 100.40 feet to a point; thence South 19 degrees 52' East 121.50 feet to a point; thence South 83 degrees 57' 10" West 696.74 feet to a point of beginning and containing 3.97 acres more or less.

Being the same property as conveyed from Jerry Dean Cupit and and wife, Michelle Cupit to Caleb Sherman, an unmarried man and Jane Sherman, an unmarried woman as set forth in Deed Instrument #20131015-0107577 dated 10/02/2013, recorded 10/15/2013, DAVIDSON County, TENNESSEE.

Parcel ID Number: 163-00-0-262-00

Property commonly known as: 1300 Rural Hill Road, Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Ryan Cunningham, 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 **June 3, 2024** (date of document).

Ryan Cunningham
Affiant Signature

June 3, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **3rd** day of **June**, 2**024**.

Leslie A Hramika
Notary's Signature

MY COMMISSION EXPIRES: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries