This instrument was prepared by:
Ashley Taylor
3164 Ewingwood dr.
Nashville, TN 37207

Once recorded, return to:
Davidson County Register of Deeds
501 Broadway Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1148422 DEEDQC
06/18/2024 11:16:11 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20240618-0045777

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero dollar US Dollars ($ Ø) in hand, paid to

Mary Howell, with an address of 4119 Farmview dr Nashville, TN 37218 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Mary's Generation, with an address of 2 Wentworth Place Brentwood, TN 37027 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 059050175 00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:
Name: Mary Howell
Address: 4119 Farmview dr. Nashville, TN 37218

~~**TO HAVE AND TO HOLD,** all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

Mary Howell

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Mary Howell Date: 5/23/24

Printed Name: MARY Howell

Grantor Signature: -N/A- Date: _____

Printed Name: _____

1st Witness Signature: [signature] Date: 5/23/24

Printed Name: Alex M. Eaton

2nd Witness Signature: Martha J Bess Date: 05/23/24

Printed Name: Martha J Bess

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 5/23/24 before me, Jason Brown ,
personally appeared Mary H Howell ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Jason Brown

My Commission Expires July 9, 2024

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Mary Howell
Affiant

Subscribed and sworn before me, this 24 day of May, 2024.

Notary

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission expires: July 9, 2024

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

The following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit: Being Lot No. 161 on the plan of Buena Vista Estates, Section V, as of Recorded in Book 4460, Page 22, register's office for said County, to which reference is hereby made for a more complete description. Being the same property conveyed to Sidney (deceased) and wife Ruby Patterson by deed from H.Lynn Greer, Jr., Trustee, of recorded in deed Book 4514, Page 411, register's office for Davidson County, Tennessee. Being the same property conveyed to Sidney T. Walker by deed form Ruby Elizabeth Patterson, on November 17, 2005. Being the same property as conveyed from Sidney T. Walker to Lakesha Chambers and Lee Chambers, as described in instrument #20120501-0037234, Dated 01/04/2007, Recorded 01/25/2007 in Davidson County Records.

Davidson County DEEDWARRSP
Recvd: 05/01/12 14:16 5 pgs
Fees:28.00 Taxes:222.00
20120501-0037234

Commitment Number: 177074
Seller's Loan Number: 4000135014

After Recording Return To:
PowerLink Settlement Services
345 Rouser Road. Building 5
Coraopolis PA 15108
866-412-3636

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Mary Howell, 4119 FARMVIEW DR, NASHVILLE, TN 37218-1618

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059-05-0-175.00

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2002-3, by American Home Mortgage Servicing, Inc., as Attorney In Fact, whose mailing address is **1525 South Beltline Road, Coppell, Texas 75019**, hereinafter grantor, for $60,000.00 (Sixty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Mary Howell**, hereinafter grantee, whose tax mailing address is **4119 FARMVIEW DR, NASHVILLE, TN 37218-1618**, the following real property:

The following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit: Being Lot No. 161 on the plan of Buena Vista Estates, Section V, as of Recorded in Book 4460, Page 22, register's office for said County, to which reference is hereby made for a more complete description. Being the same property conveyed to Sidney (deceased) and wife Ruby Patterson by deed from H. Lynn Greer, Jr., Trustee, of recorded in deed Book 4514, Page 411, register's office for Davidson County,

Tennessee. Being the same property conveyed to Sidney T. Walker by deed form Ruby Elizabeth Patterson, on November 17, 2005. Being the same property as conveyed from Sidney T. Walker to Lakesha Chambers and Lee Chambers, as described in Instrument # 20070125-0010235, Dated 01/04/2007, Recorded 01/25/2007 in DAVIDSON County Records.

from front

Property Address is: 4119 FARMVIEW DR, NASHVILLE, TN 37218-1618

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110802-0059156**

Executed by the undersigned on Mar 28, 2012:

Amy Barrivo

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2002-3, by American Home Mortgage Servicing, Inc., as Attorney In Fact

By: Amy Barreiro
Assistant Secretary

Its: _____

A Power of Attorney relating to the above described property was recorded on 09/30/2011 at Document Number: 20110930-0075842.

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me on Mar 28, 2012 by Amy Barreiro its Amy Barreiro Assistant Secretary on behalf of **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2002-3, by American Home Mortgage Servicing, Inc., as Attorney In Fact**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Elizabeth Parks
Notary Public

NOTARY PUBLIC STATE OF TEXAS
Elizabeth Parks
My Commission Expires
02/08/2015

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Dallas

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28 day of March, 20 12.

Amy Barreiro
Affiant

Amy Barreiro
Print Name

NOTARY PUBLIC STATE OF TEXAS
Elizabeth Parks
My Commission Expires
02/08/2015

(Seal)

Elizabeth Parks
Notary Public

My commission expires:

FEB 08 2015

Elizabeth Parks
Print Name

True Copy Certification

I, Karen Sciaretta, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen M Sciaretta
Signature

State of PA

County of Allegheny

Personally appeared before me, Cynthia L. Ike a notary public for this county and state, Karen M Sciaretta who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia L Ike
Notary's Signature

My Commission Expires: 11-24-13
Notary' Seal (if on paper)

NOTARIAL SEAL
CYNTHIA L IKE
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires Nov 24, 2013