Karen Johnson Davidson County
Batch# 1157265 DEEDQC
07/11/2024 03:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240711-0052303

AFTER RECORDING RETURN TO:
ClientFirst Title LLC
1000 Germantown Pike,Suite J1
Plymouth Meeting, PA 19462
File No. R24TN132437

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

Tax ID No.: 161 02 0 030.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 25 day of June, 2024 by and between **Maegan Lynne Whitehead, unmarried** and **Charles Harrison Whitehead, unmarried, who acquired title as her husband,** residing at 495 Ellenwood Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Maegan Lynne Good, an unmarried woman,** residing at 495 Ellenwood Drive, Nashville, TN 37211, 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: 495 Ellenwood Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/01/2021 under Instrument Number: 20191031-0111911 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.

Maegan Lynne Whitehead

STATE OF TN
COUNTY OF Davis

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Maegan Lynne Whitehead** 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 TN, this 25 day of June, 20 24.

Notary Public

My Commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Charles Harrison Whitehead

STATE OF TN
COUNTY OF Dawson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles Harrison Whitehead** 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 TN, this 25 day of June, 2024.

Notary Public

My Commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/05/2028
WILSON 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: Maegan Lynne Good

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 25 day of June, 2024

Notary Public
My Commission Expires: 1528

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

Maegan Lynne Good
495 Ellenwood Drive
Nashville, TN 37211

Name and address of property owner:

Maegan Lynne Good
495 Ellenwood Drive
Nashville, TN 37211

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID Number: 161 02 0 030.00

Being the same property conveyed to Maegan L. Good, a single person by Quitclaim deed from Brandon W. Good and Maegan L. Good, who acquired title as husband and wife, now both single of record in Instrument No. 20191031-0111911 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on October 31, 2019.37211.

Property commonly known as: 495 Ellenwood Drive, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Emilye Wills, 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 6/25/24 (date of document).

Affiant Signature

6/26/24
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 1-25-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746