AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 564706619-77246565

Karen Johnson Davidson County
Batch# 1164718 DEEDQC
08/01/2024 08:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240801-0058184

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 081-11-0-186

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of July, 2024, by and between **John W. Henry**, a mailing address of 2149 Baker Station Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **John W. Henry and Norma J. Henry, as Trustees of The John W. Henry and Norma J. Henry Living Trust, dated** 5/31/2024 **, and any amendments thereto**, a mailing address of 2149 Baker Station Road, Goodlettsville, TN 37072, 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

Also known as: 1705 Wheless Street, Nashville, TN 37208

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20240710-0051714, recorded on 07/10/2024 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

John W. Henry

John W. Henry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John W. Henry, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 9th day of July, 2024.

Asa A. Woodard

Notary Public
My Commission expires: October 4th, 2027

ASA A. WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, 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.

John W. Henry
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 19th day of July, 2024.

Asa A. Woodard
Notary Public
My Commission Expires: October 4th, 2027



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

John W. Henry and Norma J. Henry
2149 Baker Station Road
Goodlettsville, TN 37072

Name and address of property owner:

John W. Henry and Norma J. Henry
2149 Baker Station Road
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

Said parcel of tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

Being part of Lot No. 41 in McGavock, Wetmore and others second addition to Nashville, called the addition to the town of McGavock, a plan of which is of Record in Book No. 2, Page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeasterly corner of said Lot 401 on the Southerly margin of Wheless Street and the Westerly margin of an alley; thence westerly with the southerly margin of Wheless Street 60.5 feet, more or less, to a point in said margin of said Wheless Street; thence Southerly 59.4 feet, more or less, thence Easterly 59.4 feet, more or less, to the Westerly margin of said alley; thence northerly with the Westerly margin of said alley, 59.4 feet, more or less, to the beginning.

APN: 081-11-0-186

PROPERTY COMMONLY KNOWN AS: 1705 Wheless Street, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 7/19/2024 . [date of document]

Affiant Signature

7/31/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 31ST day of JULY , 2 024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025