Karen Johnson Davidson County
Batch# 1165814 DEEDQC
08/02/2024 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240802-0058866

File No: ARS-101079
Grantor's Loan No. 4716419

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Pearlie B. Webb, 641 Baldwin Ct., Nashville, TN 37207

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.

Tax Parcel Number: 059-11-0-169.00

QUITCLAIM DEED

Pearlie B. Webb AKA Pearlie Webb, as surviving tenant by the entirety, whose spouse Charles Webb passed from this life on 7/17/2021 as evidenced by ~~the attached~~ Certificate of Death, ("Grantor"), of **641 Baldwin Ct., Nashville, TN 37207**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaim to **Pearlie B. Webb,** an unmarried person, ("Grantee"), whose tax mailing address is **641 Baldwin Ct., Nashville, TN 37207,** her interest in the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 493, on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Property Address is: 641 Baldwin Ct., Nashville, TN 37207

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20060321-0032076 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 059-11-0-169.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 6/14, 2024

Pearlie B Webb aka Pearlie B Webb

Pearlie B. Webb AKA Pearlie Webb

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Pearlie B. Webb**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of June, 2024.

Tonya Greer
Notary Public

My Commission Expires: 5/18/2025

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Pearlie B. Webb aka Pearlie Webb

Affiant Pearlie B Webb aka Pearlie Webb

Subscribed and sworn to before me on this the 14 day of June, 2024.

Tonya Greer

Notary Public

My Commission Expires: 5/18/25

SEAL



Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 06/14/2024 (date of document).

Affiant Signature

06/27/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

HOLLY OVERBY
COMM. # 2343414
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JAN. 26, 2025