Karen Johnson Davidson County
Batch# 1182189 DEEDQC
09/16/2024 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240916-0071356

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 564706617-77246565

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.: 081-11-0-487

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of September, 2024, by and between **John W. Henry, as to an undivided 50% interest**, 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** 9-11-2024, **and any amendments thereto, as to an undivided 50% interest**, 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: 1732 Arthur Avenue, 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: 20240816-0062956, recorded on 08/16/2024 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).

ASA A. WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 11th day of September, 2024.

Asa A. Woodard

Notary Public
My Commission expires: July 4th, 2024

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 11th day of September, 2024.

Notary Public
My Commission Expires: Oct. 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

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. 297 on the plan of McGavocks Addition, as of record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 297 fronts 50 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

APN: 081-11-0-487

PROPERTY COMMONLY KNOWN AS: 1732 Arthur Avenue, 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 9/11/2024 . [date of document]

Affiant Signature

09/16/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 16th day of SEPTEMBER, 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