AFTER RECORDING RETURN TO:
Townsgate Closing Services
420 Rouser Road, Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 167467

Karen Johnson Davidson County
Batch# 1182539 DEEDQC
09/17/2024 02:44:30 PM 5 pgs
Fees: $28.00 Taxes: $518.00
20240917-0072034

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

Parcel ID No.: 183 05 0A 191.00

QUITCLAIM DEED

THIS DEED made and entered into on this 7 day of June, 2024 by and between **Walter Newborn, Jr., a single man and Jessica Malone, a single woman**, residing at 4233 October Woods Drive, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Walter Newborn, Jr., a single man**, residing at 4233 October Woods Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE HUNDRED FORTY THOUSAND and NO/100 ($140,000.00) 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:

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of October Woods, Phase Three, Section Six, of record in Plat Book 7900, page 909 and amended in Book 9700, page 915, said Register's Office, to which plan reference is hereby made for a more complete description.

Property Address: 4233 October Woods Drive, Nashville, TN 37013

Being the same property as conveyed from Mary Gallagher, by Barry Gordon as Attorney-in-Fact, unmarried to Walter Newborn, Jr., a single man, and Jessica Malone, a single woman as set forth in Deed Instrument #20140414-0030978 dated 04/11/2014, recorded 04/14/2014, 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.

Walter Newborn Jr.
Walter Newborn, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Walter Newborn, Jr.** 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 Nashville, TN this 7 day of June, 2024.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Jessica Malone

Jessica Malone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jessica Malone 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 Nashville, TN this 25 day of June, 20 24.

Kimberly Kronick-Worrall

Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON 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 $140,000.00

Walter Newborn Jr.
Affiant

Print Name: Walter Newborn Jr.

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 7 day of June, 2024.

Kimberly Kronick-Worrall
Notary Public
My Commission Expires: 09/02/2024

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

Walter Newborn, Jr.
4233 October Woods Drive
Nashville, TN 37013

Name and address of property owner:

Walter Newborn, Jr.
4233 October Woods Drive
Nashville, TN 37013

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ryan Cunningham, 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 **June 7, 2024** (date of document).

Ryan Cunningham
Affiant Signature

June 7, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **7th** day of **June**, 2**024**.

Leslie A Hramika
Notary's Signature

MY COMMISSION EXPIRES: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries