Karen Johnson Davidson County
Batch# 1190618 DEEDQC
10/07/2024 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241007-0077441

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-481088

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

Parcel ID No.: 08304011400

QUITCLAIM DEED

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.

THIS DEED made and entered into on this 27 day of September, 2024 by and between

Kimberely Roberson Kelley, an unmarried woman, who acquired title as Kimberly Seldon, residing at 1227 Harwood Drive, Nashville, TN 37206, hereinafter referred to as Grantor(s) and

Kimberely Roberson Kelley, an unmarried woman, residing at 1227 Harwood Drive, Nashville, TN 37206, 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:

Being Lot No. 5 on the Plan of Porter Heights, Section VI, as of record in Book 2330, Page 161, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a complete description thereof.

Property Address: 1227 Harwood Drive, Nashville, TN 37206

Being the same premises conveyed from Leo Garfield Seldon to Kimberly Seldon in a deed dated 06/05/2006 and recorded date 06/16/2006 in Instrument Number 20060616-0071977 of the official records.

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.

Kimberely Roberson Kelley, who acquired title as Kimberely Seldon

Kimberely Roberson Kelley, who acquired title as Kimberly Seldon

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kimberely Roberson Kelley, who acquired title as Kimberly Seldon** 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 27 day of September, 20 24.

Kimberly Kronick-Worrall

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Killmore, **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 09/27/2024 **(date of document).**

Melissa Killmore
Affiant Signature

09/27/2024
Date

State of Pennsylvania

County of Allegheny

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

Shannon M Veltre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M VELTRE - Notary Public
Allegheny County
My Commission Expires June 24, 2028
Commission Number 1270193