Karen Johnson Davidson County
Batch# 1192251 DEEDQC
10/10/2024 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241010-0078642

After recording return to:
ClientFirst Title LLC
1000 Germantown Pike
Suite J1
Plymouth Meeting, PA 19462
File No. R24TN135629

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

Parcel ID No.: 098 09 0A 009.00

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 06 day of September, 2024, by and between **Benjamin R. Porter, as Heir to the Estate of Karen Porter, deceased,** whose address is 105 West Catalina Court, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Benjamin R. Porter and Tiara J. Porter, husband and wife, as tenants by the entirety,** whose address is 105 West Catalina Court, Nashville, TN 37076, 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 all of Lot No. 108 on the Plan of Phase One, Lake Shore, as shown by plat appearing of record in Plat Book 6900, Page 684, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Property Address: 105 West Catalina Court, Nashville, TN 37076

Being the same property conveyed to the Grantor in an Administrator Quitclaim Deed recorded on 03/17/2022 under Instrument Number 20220317-0031296 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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 $0.00.

Affiant

Print Name: Benjamin R Porter

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 6 day of September, 2024.

Notary Public

My Commission expires: 06-29-27

HELEN F MACKEY
NOTARY PUBLIC
TENNESSEE
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Name and address for person(s) responsible for taxes:
Benjamin R Porter and Tiara J Porter
105 West Catalina CT
Nashville TN 37076

Name and address of property owner:

Benjamin R Porter and Tiara J Porter
105 West Catalina CT.
Nashville TN 37076

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

Benjamin R. Porter, as Heir to the Estate of Karen Porter, deceased

Benjamin R. Porter, as Heir to the Estate of Karen Porter, deceased

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Benjamin R. Porter, as Heir to the Estate of Karen Porter, deceased**, the within named Grantor, with whom I am personally acquainted (or proved to mé 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 Tennessee, this 06 day of September, 20 24.

Helen F Mackey

Notary Public

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

My Commission expires: 06-29-27

Tennessee Certification of Electronic Document

I, Alexys Riggins, 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 09/06/2024 (date of document).

Affiant Signature Alexys Riggins

9/14/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 16th day of September, 2024.

Notary's Signature Zachariah Dye

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

MY COMMISSION EXPIRES: 04-07-2025

NOTARY'S SEAL