Karen Johnson Davidson County
Batch# 1207653 DEEDQC
11/21/2024 12:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241121-0091124

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Arthur F. Valentine	Arthur F. Valentine	142-05-OA-090.00
422 Plantation Court	422 Plantation Court	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

Deed Exempt Pursuant to Section T.C.A. 67-4-409(a)(3)(E)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Three Thousand, Eight Hundred Ninety-One and 79/100 Dollars ($123,891.79) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ARTHUR F. VALENTINE, divorced-not remarried, and BARBARA E. VALENTINE, divorced-not remarried, hereinafter referred to as "Grantor", whose mailing address is: 422 Plantation Court, Nashville, TN 37221, does hereby convey, transfer, remise, release, relinquish and quitclaim unto ARTHUR F. VALENTINE, a single man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 422 Plantation Court, Nashville, TN 37221, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. P-4 together withe Carport Designed as No. P-4-C, on the Plan of Section 2, River Plantation, Condominium Apartments, of record in Plat Book 4460, Pages 136 and 137, Master Deed of record in Book 4661, Page 334, Amendment to By-Laws of record in Book 4691, Page 906, Book 6354, Page 676, Correction of Amendment to By-Laws of record in Book 6436, Page 389, Amended and Restated By-Laws of record in Instrument No. 20120828-0077595, Amended and Restated Master Deed of record in 20120828-0077603, Scrivener's Affidavit of record in Instrument No. 20121207-0113069, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tax ID No.: 142-05-OA-090.00

Being the same property conveyed to Arthur F. Valentine and Barbara E. Valentine, as husband and wife by warranty deed from Mohammed Ridha and Mayada El-Mousawi, by Mohammed Ridha, her attorney-in-fact, a married couple, dated February 23, 2017 and recorded February 24, 2017, in Instrument Number 20170224-0018464, in the County Records of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 422 Plantation Court, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

This deed is pursuant to a divorce decree in Case No. **23D1418**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of November, 2024.

Arthur F. Valentine

ARTHUR F. VALENTINE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ARTHUR F. VALENTINE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 13 day of November, 2024.

Helen F Mackey

Notary Public
My Commission expires: 06-29-27

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

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $123,891.79.

Arthur F Valentine

ARTHUR F. VALENTINE

Tennessee: State; County: Davidson

Subscribed and sworn to before me this 13 day of ~~Valentine~~ November, 2024.

Helen F Mackey

Notary Public

My Commission expires: 06-29-27

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of September, 2024. 5th

Barbara E. Valentine
BARBARA E. VALENTINE

STATE OF ~~TENNESSEE~~ New York
COUNTY OF Dutchess

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BARBARA E. VALENTINE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 5 day of September, 2024.

Jessica L Colon
Notary Public
My Commission expires:

JESSICA L COLON
Notary Public - State of New York
NO. 01CO6419382
Qualified in Dutchess County
My Commission Expires Jul 6, 2025

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 SEPTEMBER 5, 2024 (date of document).

Bryan Gutierrez
Affiant Signature

NOVEMBER 21, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21 day of NOVEMBER, 2024.

BS
Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737