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File No: ARS-107205
Grantor's Loan No. 10236140

Karen Johnson Davidson County
Batch# 1213665 DEEDQC
12/10/2024 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241210-0095706

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Linda T. Harper, 2323 Benay Road, Nashville, TN 37214

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 052-13-0B-048.00

QUITCLAIM DEED

Linda T. Harper, unmarried, a widow who acquired title as married, ("Grantor"), of 2323 Benay Road, Nashville, TN 37214, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Linda T. Harper,** unmarried, ("Grantee"), whose tax mailing address is 2323 Benay Road, Nashville, TN 37214, with quitclaim covenants, the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86, Units 85-95 107 and 108, of the Condominium Site Plan Phase II-C Section I on the Plan of River Glen, Planned Unit Development Plat of Record in Plat Book 7900, Pages 233 and 234, Amending Plat Book 6900, Page 650, all reference of Record in the Register's of Deeds Office for Davidson County, to which plan reference are hereby made for a more complete detailed description.

Parcel ID: 052-13-0B-048.00

Property Address is: 2323 Benay Road, Nashville, TN 37214

Being the same property conveyed to Linda T. Harper, married from Linda C. Travis, unmarried by Quit Claim Deed dated May 21, 2001 and recorded June 6, 2001 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20010606-0059168.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on November 12, 2024:

Linda T Harper

Linda T. Harper

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Linda T. Harper**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of November, 2024.

Tressie M Lewis

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Linda T. Harper
Affiant Linda T Harper

Subscribed and sworn to before me on this the 12th day of November, 2024

Notary Public

My Commission Expires: 01/06/2025

SEAL

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 11/12/2024 (date of document).

Affiant Signature

12/09/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 9th day of December, 2024.

Notary Public: Suzin Ishmon

My Commission Expires: 10-07-2028



NOTARY'S SEAL