AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3270684

Karen Johnson Davidson County
Batch# 1215993 DEEDQC
12/13/2024 10:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241213-0096932

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

Tax ID No.: 105-16-0-214-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 7th day of December, 2024, by and between **Samuel K. Davis, unmarried, and Kathy R. Davis, married, as joint tenants with rights of survivorship,** residing at 345 Woodycrest Avenue, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **Samuel K. Davis, unmarried, and Kathy R. Davis, married, and Rebekah Percival, unmarried, all as joint tenants with rights of survivorship,** residing at 345 Woodycrest Avenue, Nashville, TN 37210, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 345 Woodycrest Avenue, Nashville, TN 37210

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.

Samuel K. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Samuel K. Davis**, 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 Davidson County, TN, this 7th day of December, 2024.

Notary Public

My Commission expires: 3-28-26

Charles Jared Ragsdale
Notary Public

CHARLES JARED RAGSDALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires
Mar. 28, 2026

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

Kathy R. Davis

Kathy R. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kathy R. Davis**, 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 Davidson County, TN, this 7th day of December, 2024.

Charles Jared Ragsdale

Notary Public

My Commission expires: 3-28-26

Charles Jared Ragsdale
Notary Public

CHARLES JARED RAGSDALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires Mar. 28 2026

EXHIBIT A
LEGAL DESCRIPTION

Being all of Lot No. 115 on the plan of Section One, Woodycrest of record in Pint Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed from Mike Rutledge, unmarried to Samuel K. Davis unmarried, and Kathy R. Davis, married, as joint tenants with rights of survivorship as set forth in Deed Instrument #201609200098974 dated 09/19/2016, recorded 09/20/2016, DAVIDSON County, TENNESSEE.

Parcel ID Number: 105-16-0-214-00

Property commonly known as: 345 Woodycrest Avenue, Nashville, TN 37210

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.

Kathy R. Davis / Sam K Davis / Rebekah Percival
Affiant

Print Name: Kathy R. Davis / Sam K Davis / Rebekah Percival

STATE OF Tennessee
COUNTY OF Davidson

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

Charles Jared Ragsdale
Notary Public
My Commission Expires: 3-28-26

Charles Jared Ragsdale
Notary Public

CHARLES JARED RAGSDALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires
Mar. 28, 2026

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

Samuel K. Davis, Kathy R. Davis and Rebekah Percival
345 Woodycrest Avenue
Nashville, TN 37210

Name and address of property owner:

Samuel K. Davis, Kathy R. Davis and Rebekah Percival
345 Woodycrest Avenue
Nashville, TN 37210

Tennessee Certification of Electronic Document

I, Brannon Walsh, 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 12.7.2024 (date of document).

Affiant Signature

12/10/24
Date

STATE OF PA
COUNTY OF Allegheny

Subscribed and sworn to before me this 10 day of December, 2024.

Destinee Gallagher
Notary Public
My Commission Expires: 4/12/27

Commonwealth Of Pennsylvania - Notary Seal
Destinee Gallagher, Notary Public
Allegheny County
My Commission Expires April 12, 2027
Commission Number 1433508