File No: ARS-106381
Grantor's Loan No. 10346001

Karen Johnson Davidson County
Batch# 1220163 DEEDQC
12/27/2024 07:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241227-0100021

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:
Marcia J. Newman, 424 Alta Loma Road, Goodlettsville, TN 37072

Exempt: Section 67-4-409(a)(1)(D): 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: 025 16 0 073.00

QUITCLAIM DEED

Marcia J. Newman AKA Marcia June Price Newman, unmarried ("Grantor"), of **424 Alta Loma Road, Goodlettsville, TN 37072**, 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 to **Marcia J. Newman,** unmarried ("Grantee"), whose tax mailing address is **424 Alta Loma Road, Goodlettsville, TN 37072,** with quitclaim covenants, her interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 10TH CIVIL DISTRICT IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 45, ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION FOUR, OF RECORD IN PLAT BOOK 2133, PAGES 43 AND 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF LOT NO. 45 FRONTS 185.0 FEET ON THE EASTERLY MARGIN OF ALTA LOMA DRIVE AND EXTENDS BACK 218.9 FEET ON THE NORTHERLY LINE AND 194.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 138.9 FEET THEREON.

Property Address is: 424 Alta Loma Road, Goodlettsville, TN 37072

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A MUNIMENT OF TITLE RECORDED AS INSTRUMENT NO. 20240405-0024208 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 025 16 0 073.00

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 10/24, 2024:

Marcia J. Newman AKA Marcia June Price Newman

Marcia J. Newman AKA Marcia June Price Newman

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Marcia J. Newman**, personally known to me, or has produced DL, 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 24 day of October 2024.

Tonya Greer
Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tn
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.

Marcia J Newman AKA Marcia June Price Newman
Affiant

Subscribed and sworn to before me on this the 24 day of October, 2024.

Tonya Greer
Notary Public

My Commission Expires: 5/18/25

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Kay McClure, 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 10/24/2024 (date of document).

Affiant Signature

12/20/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 20th day of December, 2024.

Notary Public:

SUZIN ISHMON
COMM. #2501668
Notary Public - California
Placer County
My Comm. Expires Oct. 7, 2028

My Commission Expires: 10/7/2028

NOTARY'S SEAL