AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 218240

Karen Johnson Davidson County
Batch# 1234060 DEEDQC
02/04/2025 12:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250204-0008382

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

Tax ID No.: 025 08 0A 031.00

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 23 day of January, 2025, by and between **Stephanie Waters, an unmarried woman, and Charles Williams., Jr., an unmarried man, tenants in common with right of survivorship,** residing at 89 French St, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Stephanie Waters, an unmarried woman,** residing at 89 French St, Goodlettsville, TN 37072, 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: 89 French St, Goodlettsville, TN 37072

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.

Stephanie Waters

Stephanie Waters

STATE OF Tennessee
COUNTY OF Davidson

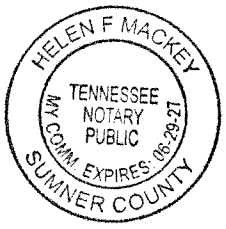
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Stephanie Waters, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee this 23 day of January, 2025.

Helen F Mackey

Notary Public

My Commission expires: 06-29-27



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

Charles Williams, Jr.
Charles Williams, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Charles Williams, Jr., 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 Goodlettsville, Tennessee, this 23 day of January, 2025.

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, 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.

Stephanie Waters
Affiant

Print Name: Stephanie Waters

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of January, 2025. by Stephanie Waters. hfm

Helen Mackey
Notary Public
My Commission Expires: 06-29-27

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

Stephanie Waters
89 French St
Goodlettsville, TN 37072

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

Name and address of property owner:

Stephanie Waters
89 French St
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 31 on the Final Plat, Parkview Preserve, Phase 1a, of Record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from NVR, Inc T/A Ryan Homes to Stephanie Waters and Charles Williams, Jr., unmarried tenants in common with right of survivorship as set forth in Deed Instrument #20200626-0069386 dated 06/25/2020, recorded 06/26/2020, DAVIDSON County, TENNESSEE.

Parcel ID Number: 025 08 0A 031.00

Property commonly known as: 89 French St, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Brian Grafton, 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 1-23-2025 (date of document).

Brian Grafton

Affiant Signature

1-30-2025

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30 day of Jan, 2025.

Shannon Taylor

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL