Karen Johnson Davidson County
Batch# 1236369 DEEDQC
02/11/2025 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250211-0010482

This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

File No. 3321087

QUITCLAIM DEED

Address of New Owner:
Glen Ross, et al.
227 Prince Ave.
Nashville TN 37207

Send Tax Bills To:
Glen Ross, et al.
227 Prince Ave.
Nashville TN 37207

Tax Map Parcel No:
071 07 0 264.00

Property Address:
227 Prince Ave.
Nashville TN 37207

FOR AND IN CONSIDERATION OF Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Gertha Ross, an unremarried widow,** having an address of 227 Prince Ave., Nashville TN 37207, hereinafter called the GRANTOR, has this day quitclaimed unto **Gertha Ross, an unremarried widow, and Kimlee North, a married man, as joint tenants with right of survivorship** hereinafter called the GRANTEE, the following described property, having an address of 227 Prince Ave., Nashville TN 37207, and being situated and located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof.

The above-described property is improved property.

Prior Reference: By deed dated November 15, 2007, and recorded at Instrument No. 20071214-0144023. **The Grantor herein being the surviving spouse of Glen Ross.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of January, 2025

GRANTOR:

Gertha Ross

Gertha Ross

STATE OF Tennessee

COUNTY OF Davidson

Before me, Kimberly Kronick-Worrall, a Notary Public, of the State and County mentioned, personally appeared Gertha Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Same as the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 22 day of January, 2025

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028 [Notary Seal]

(Continued on next page)

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimlee North
Affiant/ Grantee:

Subscribed and sworn to before me this 22 day of January, 2025

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028 [Notary Seal]



EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Lot Number 2, on the Plan of the Resubdivision of Part of Lots 70 and 45, J. B. Haynies Oriental Subdivision, of Record in Plat Book 8250, Page 946, Register's Office of Davidson County, Tennessee, to Which Plan Reference is Hereby Made for a More Complete and Accurate Legal Description of Said Lot.

Being the same property as conveyed from REO Properties Corporation, by Ocwen Loan Servicing, LLC, as its AIF to Glen Ross and Gertha Ross as set forth in Deed Instrument #20071214-0144023 dated 11/15/2007, recorded 12/14/2007, DAVIDSON County, TENNESSEE.

Tax ID: 071 07 0 264.00

Tennessee Certification of Electronic Document

I, Suzanne Rafla, 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 January 22, 2025.

Affiant Signature

01/28/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2026
Commission number 1340136
Member, Pennsylvania Association of Notaries

3321087