Karen Johnson Davidson County
Batch# 1240720 DEEDQC
02/26/2025 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250226-0014127

After Recording Return To:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-515280

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

Parcel ID No.: 15007053100

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 18 day of February, 2025, by and between **Timothy Whitaker, who erroneously acquired title as Timothy Whittaker, a married man, joined by his spouse, Jean Marie Whitaker,** residing at 2916 Woodymore Court, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Timothy Whitaker, a married man,** residing at 2916 Woodymore Court, Nashville, TN 37013, 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:

Being Lot No. 15 of the Zone Lot Division of Lot No. 15 of Woodymore Heights, Section Two of record in Plat Book 7900, page 341, amending Plat Book 5200, page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property Address: 2916 Woodymore Court, Nashville, TN 37013

Being the same premises conveyed from Cindy Sue Brown Whittaker to Timothy Whittaker in a deed dated 10/25/2004 and recorded date 11/01/2004 in Instrument Number 20041101-0130766 of the official records.

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.

Timothy S. Whitaker who erroneously acquired title as Timothy Whittaker

Timothy Whitaker, who erroneously acquired title as Timothy Whittaker

Timothy Whittaker

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Timothy Whitaker** 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 Antioch, TN, this 18 day of February, 2025

Notary Public

My Commission expires: 10-9-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Jean Marie Whitaker

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jean Marie Whitaker** 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 Antioch, TN, this 18 day of February, 2025

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

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.

Affiant

Print Name: Jeanna Whitaker

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 18 day of February, 2025

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Timothy Whitaker
2916 Woodymore Court
Nashville, TN 37013

Name and address of property owner:

Timothy Whitaker
2916 Woodymore Court
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Rachael Collinsworth, 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 02/18/2025 (date of document).

Affiant Signature

02/18/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of FEBRUARY, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997