AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280687674

Karen Johnson Davidson County
Batch# 1245861 DEEDQC
03/11/2025 01:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250311-0018407

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

Parcel ID No.: 04211005500

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 5 day of March, 2025, by and between **Andrew Christian Self, a single man,** residing at 603 Ronnie Road, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Rachel Marie Self, a single woman and Patricia Self, a married woman, as joint tenants with right of survivorship,** residing at 603 Ronnie Road, Nashville, TN 37115, 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: 603 Ronnie Road, Nashville, TN 37115

BEING THE SAME PROPERTY CONVEYED TO RACHEL MARIE SELF, A SINGLE WOMAN, AND ANDREW CHRISTIAN SELF, A SINGLE MAN, AND PATRICIA SELF, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM RACHEL MARIE SELF, A SINGLE WOMAN, AND ANDREW CHRISTIAN SELF, A SINGLE MAN OF RECORD IN INSTRUMENT NO. 20220803-0088318 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 8, 2022 AND RECORDED ON AUGUST 03, 2022.

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.

Andrew Christian Self

Andrew Christian Self

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Andrew Christian Self** 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 TN, this 5 day of March, 20 25.

Notary Public

My Commission expires: 1528

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

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

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.

Andrew Christian Self
Affiant

Print Name: Andrew Christian Self

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 5 day of March, 2025.

Notary Public
My Commission Expires: 1/5/28

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

Rachel Marie Self and Patricia Self
603 Ronnie Road
Nashville, TN 37115

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Name and address of property owner:

Rachel Marie Self and Patricia Self
603 Ronnie Road
Nashville, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE MAP OF HAVEN ACRES, SECTION ONE, OF RECORD IN BOOK 2331, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 38 FRONTS 224.77 FEET ON THE WEST SIDE OF RONNIE ROAD AND RUNS BACK BETWEEN LINES 101.15 FEET ON THE SOUTH LINE AND 260.16 FEET ON THE NORTH LINE, TO A DEAD LINE IN THE REAR MEASURING 275.33 FEET THEREON.

Parcel ID: 04211005500

Property commonly known as: 603 Ronnie Road, Nashville, TN 37115

CERTIFICATE OF AUTHENTICITY

I, Brooke A. Acklin, 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 03-05-2025.

Date

Affiant Signature

03/07/2025

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 7TH day of MARCH, 2025.

Notary's Signature

My Commission Expires: OCT. 21ST, 2025

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2025
Commission Number 1408952