Karen Johnson Davidson County
Batch# 1249540 DEEDQC
03/24/2025 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250324-0021909

1/3

File No: ARS-110250
Grantor's Loan No. NA

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:
Gwendolyn A. Porter-Dillard, 2409 Herman Street, Nashville, TN 37208

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: 092-07-0-116.00

QUITCLAIM DEED

Gwendolyn A. Walker A/K/A Gwendolyn A. Dillard A/K/A Gwendolyn A. Porter-Dillard, unmarried, ("Grantor"), of 2409 Herman Street, Nashville, TN 37208, 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 **Gwendolyn A. Porter-Dillard,** an unmarried woman, ("Grantee"), whose tax mailing address is 2409 Herman Street, Nashville, TN 37208, with quitclaim covenants, his/her/their interest in the following described real estate:

Land in Davidson County, Tennessee, being Lots Nos. 7, 8, and 9 on the Plan of the A. Roths Subdivision of Lots No. 12, Boyd McNairy Plan, as of record in Book 57, Page 79, Registers Office for Davidson County, Tennessee.

Said Lots Nos. 7, 8, and 9 adjoin and front together 75 feet on the south side of Herman Street and extend back between parallel lines 150 feet to an alley.

Parcel ID: 092-07-0-116.00
Property Address is: 2409 Herman Street, Nashville, TN 37208.

Being the same property conveyed to Gwendolyn A. Walker, married f/k/a Gwendolyn A. Dillard from Roy Walker by Quit Claim Deed dated August 19, 2004 and recorded August 31, 2004 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20040831-0105129.

Being the same property conveyed to Gwendolyn A. Dillard, unmarried from Laura B. Hayes, a widow and Gathris L. Sharp, unmarried by Warranty Deed dated February 27, 1998 and recorded April 1, 1998 among the Land Records of Davidson County, State of Tennessee in Book 10865, Page 597 Instrument No. 0419849.

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 1-15, 2025:

Gwendolyn A Walker AKA
Gwendolyn A Dillard AKA
Gwendolyn A Porter Dillard

Gwendolyn A. Walker A/K/A Gwendolyn A. Dillard A/K/A Gwendolyn A. Porter-Dillard

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Gwendolyn A. Porter-Dillard**, personally known to me, or has produced drivers license, 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 15 day of January 2025.

Notary Public

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

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 1/15/2025 (date of document).

Kay McClure
Affiant Signature

02/07/2025
Date

State of California

County of Placer

Sworn to and subscribed before me this 7th day of February, 2025.



Marissa Kale
Notary Public: Marissa M Kale

My Commission Expires: 03-17-2025

NOTARY'S SEAL