AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive
Suite 210
Coraopolis, PA 15108
File No. 1280701933

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

Karen Johnson Davidson County
Batch# 1260606 DEEDQC
04/16/2025 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250416-0029150

Tax ID No.: 081 06 0 388.00

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 10 day of April, 2025, by and between **Christopher Meriwether A/K/A Christopher Julius Meriwether, a married man, who took title without marital status, joined by his spouse, Brittany Meriwether,** residing at 2409 Seifried Street, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Christopher Meriwether and Brittany Meriwether, husband and wife, as joint tenants with right of survivorship,** residing at 2409 Seifried Street, Nashville, TN 37208, 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: 2409 Seifried Street, Nashville, TN 37208

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/1/2021 under INSTRUMENT # 20211001-0132288 in the Register's Office of Davidson County, Tennessee.

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.

Christopher Meriwether A/K/A Christopher Julius Meriwether

Christopher Meriwether A/K/A
Christopher Julius Meriwether

Brittany Meriwether

Brittany Meriwether

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Christopher Meriwether A/K/A Christopher Julius Meriwether and Brittany Meriwether, 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 Nashville, TN, this 10 day of April, 2025.

Kimberly Kronick-Worrall

Notary Public

My Commission expires: 07/03/2028

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

Christopher J. Meriwether

Affiant

Print Name: Christopher Meriwether Brittany Meriwether

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 10 day of April, 2025.

Kimberly Kronick-Worrall

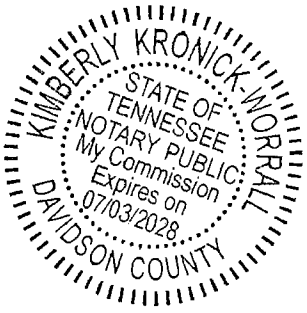
Notary Public
My Commission Expires: 07/03/2028

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

Christopher Meriwether and Brittany Meriwether
2409 Seifried Street
Nashville, TN 37208

Name and address of property owner:

Christopher Meriwether and Brittany Meriwether
2409 Seifried Street
Nashville, TN 37208



Tennessee Certification of Electronic Document

I, Jessica Ursitz, 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 4/10/25 (date of document).

Affiant Signature

4/11/25
Date

STATE OF PA
COUNTY OF Allegheny

Subscribed and sworn to before me this 11 day of April, 2025.

Notary Public
My Commission Expires: 1-25-2027

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746

Escrow No.:1280701933

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

LAND IN DAVIDSON TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF S.P.A. SUBDIVISION OF RECORD IN BOOK 1424, PAGE 136 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 9 FRONTS 92-4 FEET ON THE SOUTHERLY SIDE OF SEIFRIED STREET, AND RUNS BACK 150 FEET ON THE WESTERLY LINE AND 147.7 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 67.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER JULIUS MERIWETHER BY QUIT CLAIM DEED FROM JEREMY EDWARD MERIWETHER, DATED 9/29/2021 AND RECORDED 10/1/2021, INSTRUMENT NUMBER 20211001-0132288, IN THE COUNTY RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE.

Assessor Parcel Number(s): 081 06 0 388.00