Karen Johnson Davidson County
Batch# 1310306 DEEDQC
08/15/2025 08:29:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250815-0065004

AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive, Suite 410
Moon Township, PA 15108
File No. 275617

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

Tax ID No.: 094-05-0-007-00

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 8 day of August, 2025 by and between **Jonnie S. Downs, unmarried and Dara Downs, unmarried, who acquired title as his wife,** residing at 1120 Glenview Drive, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Dara Downs, an unmarried woman,** residing at 1120 Glenview Drive, Nashville, TN 37206, 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: 1120 Glenview Drive, Nashville, TN 37206

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/05/2005 under Instrument No. 20050106-0002088 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.

Jonnie S. Downs

STATE OF Kentucky
COUNTY OF Boyd

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jonnie S. Downs** 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 Boyd Co. Public Library, this 30th day of July, 2025.

Doris Noel Carter
Notary Public

My Commission expires: 01/23/2027

DORIS NOEL CARTER
Notary Public - State At Large
KENTUCKY - Notary ID # KYNP65421
My Commission Expires 01/23/2027

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

Dara Downs

Dara Downs

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Dara Downs** 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 8 day of August, 2025.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
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.

Dara Downs -
Affiant

Print Name: Dara Downs -

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 8 day of August, 2025.

Notary Public
My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Dara Downs
1120 Glenview Drive
Nashville, TN 37206

Name and address of property owner:

Dara Downs
1120 Glenview Drive
Nashville, TN 37206

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.

Land in Davidson County, Tennessee, Being Lot No. 40 in Haynie's Central Park Plan, of record in Book 161, Page 116, Register's Office for said County, to which Plan reference is Hereby Made for a more complete description.

Being the same property as conveyed from James E. Downs to Jonnie S. Downs and wife, Dara Downs as set forth in Deed Instrument #20050106-0002086 dated 12/23/2004, recorded 01/06/2005, DAVIDSON County, TENNESSEE.

Tax ID: 094-05-0-007-00

Property commonly known as: 1120 Glenview Drive, Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 8/8/2025 (date of document).

Affiant Signature

8/14/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries