AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3316087

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

Karen Johnson Davidson County
Batch# 1349777 DEEDQC
11/21/2025 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251121-0093213

Tax ID No.: 075 08 0 126.00

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 11 day of January, 2025, by and between **Shearon Jones, a married woman who acquired title as Shearon A. Watkins, a single person,** ~~**joined by her spouse,**~~ [redacted], residing at 640 Frankfort Drive, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Shearon Jones, a married woman,** residing at 640 Frankfort Drive, Nashville, TN 37076, 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: 640 Frankfort Drive, Nashville, TN 37076

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.

Shearon Jones who acquired title as Shearon A. Watkins

Shearon Jones, who acquired title as Shearon A. Watkins

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Shearon Jones, who acquired title as Shearon A. Watkins**, 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 Hermitage, TN, this 11 day of January, 2025.

Notary Public

My Commission expires: 5/18/25

IONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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.

Shearon Jones who acquired title as Shearon A Watkins
Affiant

Print Name: Shearon Jones who acquired title as Shearon A. Watkins

STATE OF TN
COUNTY OF Davidson

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

Notary Public
My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Shearon Jones
640 Frankfort Drive
Nashville, TN 37076

Name and address of property owner:

Shearon Jones
640 Frankfort Drive
Nashville, TN 37076

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:

Being Lot No. 482 on the plan of Tulip Grove, Section VIII, of record in Plat Book 4660, page 56, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property as conveyed from Roberto Recio, III and wife Kendra K. Recio to Shearon A. Watkins, a single person as set forth in Deed Book 11420 Page 243 dated 04/05/1999, recorded 04/07/1999, DAVIDSON County, TENNESSEE.

Tax ID Number: 075 08 0 126.00

Property commonly known as: 640 Frankfort Drive, Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Laurie Rux, 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 January 11, 2025.

Laurie Rux
Affiant Signature

1/23/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of January 2025.

Suzanne Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

3316087