Karen Johnson Davidson County
Batch# 1349893 DEEDQC
11/21/2025 03:12:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20251121-0093373

AFTER RECORDING RETURN TO:
Express First Title
1000 Germantown Pike
Plymouth Meeting, PA 19462
File No. EFT-R25TN171657

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

Tax ID No.: 026 07 0 130.00

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 17 day of November, 2025, by and between **Mitzi Kay Claibourne A/K/A Mitzi K. Claibourne, a married woman, joined by spouse, Phillip James Claibourne,** residing at 113 Cambridge Court, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Mitzi Kay Claibourne and Phillip James Claibourne, wife and husband,** residing at 113 Cambridge Court, Goodlettsville, TN 37072, 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: 113 Cambridge Court, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/18/2018 under Instrument No. 20180618-0058271 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.

Mitzi Kay Claibourne A/K/A Mitzi K. Claibourne

Phillip James Claibourne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Mitzi Kay Claibourne A/K/A Mitzi K. Claibourne and Phillip James Claibourne, 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 Goodlettsville, TN, this 17 day of November, 20 25.

Notary Public

My Commission expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

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.

Affiant

Print Name: Phillip James Claibourne Mitzi Kay Claibourne

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of November, 2025.

Notary Public
My Commission Expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

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

Mitzi Kay Claibourne and Phillip James Claibourne
113 Cambridge Court
Goodlettsville, TN 37072

Name and address of property owner:

Mitzi Kay Claibourne and Phillip James Claibourne
113 Cambridge Court
Goodlettsville, TN 37072

Exhibit A:

Legal Description

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 208, on the Plan of Windsor Green, Phase II, Section I, as shown on plat of record in Plat Book 6250, Page 989, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Parcel ID: 026 07 0 130.00

This Being the same property conveyed to Mitzi K. Claibourne, a married woman, from Mitzi K. Claibourne formerly known as Mitzi K. Heimbuch, a married woman, in a Deed Dated May 24, 2018, and recorded June 18, 2018, in Instrument 20180618-0058271.

Tennessee Certification of Electronic Document

I, A Rebecca Love, 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 _____ (date of document).

A Rebecca Love
Affiant Signature

NOV 19 2025
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 19 day of Nov, 25.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-2027

NOTARY'S SEAL

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