Karen Johnson Davidson County
Batch# 1423294 DEEDQC
05/20/2026 03:35:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260520-0045783

AFTER RECORDING RETURN TO:
Closing USA, LLC
175 Mile Crossing Blvd.
Ste 2
Rochester, NY 14624
File No. CL260017103CM

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

Tax ID No.: 075 09 0 171.00

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 15 day of May, 2026, by and between **Tonya Seitzman F/K/A Tonya Payne, married, joined by spouse, Marc Seitzman,** residing at 202 Bonnavue Drive, Nashville, TN 37076, hereinafter referred to as Grantor(s) and **Tonya Seitzman and Marc Seitzman, wife and husband, as joint tenants with right of survivorship,** residing at 202 Bonnavue 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: 202 Bonnavue Drive, Nashville, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 1/18/2005 under Instrument No. 20050118-0005656 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.

F/K/A Tonya Payne
Tonya Seitzman F/K/A Tonya Payne

Marc Seitzman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tonya Seitzman F/K/A Tonya Payne and Marc Seitzman**, 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 State of Tennessee Davidson County, this 15th day of May, 2026.

Rita Henley
Notary Public

My Commission expires: 01-22-2029

RITA HENLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

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: Tonya Seitzman Marc A. Seitzman

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of May, 2026.

Rita Henley
Notary Public
My Commission Expires: 01-22-2029

RITA HENLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

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

Tonya Seitzman and Marc Seitzman
202 Bonnavue Drive
Nashville, TN 37076

Name and address of property owner:

Tonya Seitzman and Marc Seitzman
202 Bonnavue Drive
Nashville, TN 37076

Tennessee Certification of Electronic Document

I, Tonya Seitzman and Marc A. Seitzman 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 5/15/2026 (date of document).

Affiant Signature

5/15/2026
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of May, 2026.

Rita Henley
Notary Public
My Commission Expires: 01-22-2029

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of real property located in the City of Hermitage, Davidson County, State of Tennessee, described as:

Land in Davidson County, being known as Lot 945 of the Plan, Section Eight Hermitage Hills, as shown by Plat appearing of record in Book 3600, Page 24 of the Register's Office of Davidson County, Tennessee BEING the same which Jon E. Eagles and wife Joelle L. Eagles by Deed dated December 22, 2004 and recorded January 18, 2005 in the County of Davidson, State of Tennessee, in Instrument: 20050118-0005656, conveyed unto Tonya Payne.

Parcel ID: 075 09 0 171.00

Property commonly known as: 202 Bonnavue Drive, Nashville, TN 37076

Certificate of Authenticity

I, Tracey L. Rusin, 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 05/15/2026.

Date

Tracey L Rusin

Affiant Signature

05/18/2026

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 18 day of May, 20 26 .

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028