Baltimore City Circuit Court
IMP FD SURE $40.00
RECORDING FEE $20.00
TOTAL $60.00
XAC CS
Jun 06, 2025 04:05 pm

City of Baltimore, Maryland
Recordation Tax Exempt
Director of Finance
06-06-2025 TS

Tax ID#25-05-7646-053
NO TITLE SEARCH
NO CONSIDERATION
ESTATE DEED

All taxes for which assessments have been Received have been Paid as of 06-06-2025 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Transfer Tax Exempt
Director of Finance
06-06-2025 TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

THIS DEED, made this 14 day of March, 2025, by and between **TANEISHA AUTUMN CARTER**, Personal Representative of the Estate of **DORIS K. LEMMON** ("Grantor") and **TANEISHA AUTUMN CARTER** ("Grantee").

WHEREAS, DORIS K. LEMMON departed this life on or about January 31, 2018 vested with the title to the hereinafter described property; and

WHEREAS, TANEISHA AUTUMN CARTER, the Personal Representative of the Estate of DORIS K. LEMMON, deceased, (Estate Docket No. 188134), has distributed the real property described below to the Grantee pursuant to the powers granted by law to the Personal Representative and is executing this Deed of distribution to evidence the title of the Grantee; and

WHEREAS, Grantor is transferring real property, without consideration, from an Estate and as such the transfer is exempt from transfer/recordation tax pursuant to MD Code Tax-Prop. §12-108(dd) and § 9–105(c) of the Estates and Trusts Article; and

WHEREAS, Grantor is a resident entity of the State of Maryland, and therefore exempt from the tax withholding requirements of Section 10-912 of the Tax General Article of the Annotated Code of Maryland; and

WHEREAS, this property is free and clear of any mortgage or loan.

- Witnesseth -

FOR A CONSIDERATION of No Dollars ($0.00), Grantor, pursuant to the power and authority vested in Grantor under the Estates and Trust Articles of the Annotated Code of Maryland, hereby Grants and Conveys unto Grantee, Grantee's successors, personal representatives, and assigns, in fee simple, the property located in Baltimore City, Maryland, described as:

See Attachment A for property description.

This property description was obtained from a previously recorded Deed.

PRIOR INSTRUMENT REFERENCE: Deed, Volume/Book 6821, Page 138, of the Land Records of Baltimore City, Maryland, recorded 11/12/1997.

LEGAL DESCRIPTION: 0.052 ACRES

ADDRESS: 2839 JOSEPH AVENUE, BALTIMORE, MD 21225-1134

BEING THE SAME PROPERTY as described above in PRIOR INSTRUMENT REFERENCE from MICHAEL TISDALE to DORIS K. LEMMON.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee as owner in fee simple.

THE GRANTOR hereby declares and affirms that the property herein described, in the City of Baltimore, State of Maryland, has not been occupied by a tenant for a period of at least six months prior to the date hereof.

IN WITNESS WHEREOF the Grantor has executed this deed on the 14 day of March, 2025.

Phyllis Thomas
Witness

Taneisha Autumn Carter (SEAL)
TANEISHA AUTUMN CARTER,
Personal Representative of the Estate of
DORIS K. LEMMON, Grantor

State of MARYLAND
County/City of BALTIMORE

On this the 14th day of MARCH, 2025 before me, the undersigned officer, personally appeared **TANEISHA AUTUMN CARTER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that they executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Signature of Notary Public

My Commission expires May 10, 2025

PHYLLIS STEWART
Notary Public-Maryland
Baltimore County
My Commission Expires
May 10, 2025

ATTACHMENT A

BEING KNOWN AND DESIGNATED as Lot No. 6, as shown on a Plat entitled "Marie's Landing, A Resubdivision of Lots 26 thru 36, Plat of Cherry Hill, WPC 6-101 (Baltimore County Land Records 4-16-1917)", which Plat is recorded among the Plat Records of Baltimore City, Maryland, in Pocket Folder SEB No. 3495. The improvements thereon being known as **2839 Joseph Avenue.**

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

Stephen J. Reichert
Attorney at Law

The attorney who prepared this Deed is not an attorney for the estate nor is this attorney involved in the administration of the estate. The attorney drafted this Deed per the instructions of the Personal Representative listed herein. The preparer is not responsible for closing, instrument execution, or collection of taxes.

NO CONSIDERATION DEED AFFIDAVIT

PROPERTY ADDRESS	2839 JOSEPH AVENUE, BALTIMORE, MD 21225-1134
W/S/B/L	25-05-7646-053
GRANTOR	TANEISHA AUTUMN CARTER, Personal Representative of the Estate of DORIS K. LEMMON
GRANTEE	TANEISHA AUTUMN CARTER
TYPE OF CONVEYANCE	Deed
ATTORNEY	Stephen J. Reichert

I hereby state and affirm that:

There is absolutely no consideration associated with this transfer which is a distribution from the estate to the heir/legatee.
There is no refinance associated and/or immediately following this transfer.
There is no new mortgage/loan associated and/or immediately following this transfer.

TANEISHA AUTUMN CARTER
***Printed Name**

Taneisha Autumn Carter
Signature

March 20, 2025
Date

***Must be completed by an Authorized Representative such as the Grantor, Grantee, Title Company or Attorney.**

I HEREBY CERTIFY THAT on this 20th day of March, in the year of 2025, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City/County of Baltimore, personally appeared **TANEISHA AUTUMN CARTER** and made oath in due form of law, and under the penalties of perjury, that the matters and facts set forth hereinare true.

SHANISHA BYRD
Notary Public - Maryland
Baltimore County
My Commission Expires
July 09, 2028

As witness, my hand and notarial seal.

Shanisha Byrd

NOTARY PUBLIC
My Commission Expires: 7/9/28

OWNER OCCUPANCY AFFIDAVIT

I, **TANEISHA AUTUMN CARTER**, the Grantee in the within Deed, hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me as my principal residence for at least seven (7) months of the twelve (12) month period immediately following the date of the attached Deed.

Witness

Taneisha Autumn Carter (SEAL)
TANEISHA AUTUMN CARTER, Grantee

State of Maryland
County/City of Baltimore

On this the 20th day of March, 2025 before me, the undersigned officer, personally appeared **TANEISHA AUTUMN CARTER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his/her act, and in my presence signed and sealed the same.

In witness hereof I hereunto set my hand and official seal.

Signature of Notary Public

SHANISHA BYRD
Notary Public - Maryland
Baltimore County
My Commission Expires
July 09, 2028

My Commission expires 7/9/28

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2025

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor TANEISHA AUTUMN CARTER, PERSONAL REP. OF THE ESTATE OF DORIS K. LEMMON

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

2839 JOSEPH AVENUE, BALTIMORE, MD 21225-1134

3. Reasons for Exemption

Resident Status

☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☑ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

N/A
Witness

N/A
Name **Date

Signature

3b. Entity Transferors

Witness/Attest

ESTATE OF DORIS K. LEMMON
Name of Entity

Taneisha Autumn Carter
By

TANEISHA AUTUMN CARTER March 14, 2025
Name **Date

PERSONAL REPRESENTATIVE
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

BALTIMORE CITY TRANSFER AND RECORDATION TAX OFFICE
200 HOLLIDAY STREET, ROOM 1, Ste. 1B, BALTIMORE, MD 21202
PHONE (410) 396-5139 FAX (410) 332-0216

INTAKE SHEET

Instructions: Complete this form and affix it to the front of each and every deed that is being submitted for processing.

Document Detail:

Taxable Conveyance Consideration none
Basis: (circle one) *Sales Price* *Assessed Value* *New Mortgage* *Existing Mortgage*

Exempt Conveyance Reason MD Code Ann, Tax-Prop §12-108(dd) - Estate Transfer
Include "No Consideration" Affidavit if applicable

Grantor (s) TANEISHA AUTUMN CARTER, Personal Representative of the Estate of DORIS K. LEMMON

Grantee (s) TANEISHA AUTUMN CARTER

Single Property X **Multiple Properties** _____
(If you check multiple properties, include the first property on this page and all others should be entered on the attached addendum. We do not verify legal descriptions.)

Property Address: 2839 JOSEPH AVENUE, BALTIMORE, MD 21225-1134 **W/S/B/L** 25-05-7646-053

Fee Simple X **Leasehold** _____ **Amount** _____

Multiple Deed Transfer Yes _____ **No** X

Refinance Yes _____ **No** X **Refinance Affidavit Included? Yes** _ **No** X

Amount of New Loan n/a **Amount of Existing Loan** n/a

Eligible for OOC? Yes X **No** _ **Principal Residence Affidavit Included? Yes** X **No** ____

HUD 1 Enclosed? N/A

New Owner's Mailing Address: 2839 JOSEPH AVENUE, BALTIMORE, MD 21225-1134

Transfer Tax Payment n/a **Recordation Tax Payment** n/a

Transfer Tax and Recordation Tax payments must be on separate checks made payable to the Director of Finance.

Important Notice: ** Effective July 1, 2014 our office will be enforcing new policies & procedures regarding deeds that are conveying multiple properties. If a deed is conveying multiple properties, for example a condominium and a parking space or a property and a "descriptive" lot; then the properties must be clearly identified in the deed and on the intake sheet. In addition, if the properties have their own unique parcel number (block & lot), a lien sheet must be obtained for each and every parcel number. By law, all liens must be satisfied prior to transfer. If a deed has been recorded and subsequently it is found that a parcel was erroneously omitted because it was not clearly identified and/or a lien sheet was not obtained, then the responsible party (title company, attorney, or whoever handled the settlement) will have to obtain a lien sheet and pay all open liens.

***** I have read and understand the policies regarding the transfer of multiple properties mentioned above.** _____ SR (Initials)

Submitter Info:

Name: Attorney Stephen J. Reichert

Firm: Law Office of Stephen J. Reichert, LLC

Address: 2221 Lake Ave., Baltimore, MD 21213

Phone #: 410-299-4959

E-mail : sreichert@reichertlegal.com