Return to:
AVENUE 365 LENDER SERVICES, LLC
401 PLYMOUTH ROAD
PLYMOUTH MEETING PA 19462
FILE NO. 1934731R

Karen Johnson Davidson County
Batch# 318557 DEEDQC
11/22/2019 12:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191122-0120983

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BY**
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MAHOGANY R. SMITH<br>AND MICHAEL J. SMITH | MAHOGANY R. SMITH<br>AND MICHAEL J. SMITH | 042 07 0A 001.00 |
| 701 HERITAGE SQUARE DRIVE<br>MADISON, TN 37115 | 701 HERITAGE SQUARE DRIVE<br>MADISON, TN 37115 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MAHOGANY R. SMITH, FORMERLY KNOWN AS MAHOGANY R. MOORE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MAHOGANY R. SMITH AND MICHAEL J. SMITH, WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:**

**BEING LOT NO. 1, ON THE PLAN OF THE SECOND REVISED PLAN, PHASE ONE, HERITAGE SQUARE, OF RECORD IN BOOK 5200, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION**

BEING THE SAME PREMISES CONVEYED UNTO MAHOGANY R. MOORE, BY VIRTUE OF WARRANTY DEED FROM DOUGLAS L. KNEELAND, MARRIED, DATED AUGUST 27, 2012, RECORDED SEPTEMBER 4, 2012, IN INSTRUMENT: 20120904-0079822.

Property known as, 701 HERITAGE SQUARE DRIVE, MADISON, TN 37115

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of November, 2019.

Mahogany R. Smith, F/K/A Mahogany R. Moore
**MAHOGANY R. SMITH, F/K/A MAHOGANY R. MOORE**

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF Anne Arundel

Before me, Lori G. Kempf of the state and county mentioned, personally appeared **MAHOGANY R. SMITH, F/K/A MAHOGANY R. MOORE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LORI G. KEMPF
NOTARY PUBLIC
Comm Exp
Aug 14, 2023
Anne Arundel County
STATE OF MARYLAND

Lori G. Kempf
Notary Public
Printed Name: Lori G Kempf
My Commission Expires: 08/14/2023

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ Ø .

Mahogany L. Smith, F/K/A Mahogany R. Moore
Affiant

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF Anne Arundel

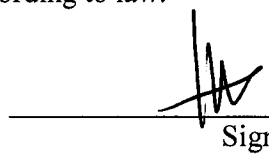
LORI G. KEMPF
NOTARY PUBLIC
Comm. Exp.
Aug 14, 2023
Anne Arundel County
STATE OF MARYLAND

Subscribed and sworn before me this the 19 day of November, 2019, 20___.

Lori G. Kempf
Notary Public
My commission expires: 08/14/2023

# True Copy Certification

I, ____Rebecca Satterlee_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

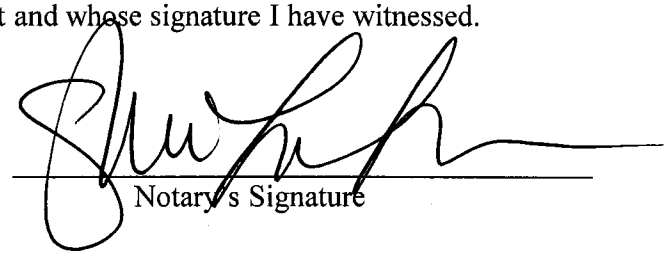


Signature

State of ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Rebecca Satterlee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries