Karen Johnson Davidson County
Batch# 405507 DEEDQC
05/26/2020 09:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200526-0053753

File Number: 2062943R

After Recording Return To:
Avenue 365 Lender Services, LLC
401 Plymouth Road, Suite 420
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Thomas C. Gorham and **Carla Dawn Gorham**, 709 Vauxhall Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141 15 0D 166.00

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Thomas C. Gorham a/k/a Thomas Gorham and **Carla Dawn Gorham a/k/a Dawn Gorham**, whose mailing address is **709 Vauxhall Drive, Nashville, TN 37221**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Thomas C. Gorham** and **Carla Dawn Gorham**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **709 Vauxhall Drive, Nashville, TN 37221**, the following real property:

THE FOLLOWING DESCRIBED PROPERTY: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 166 ON THE PLAN OF PHASE III-D, "SHEFFIELD" ON THE HARPETH, OF RECORD IN BOOK 7900, PAGES 710 AND 712, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO THOMAS GORHAM AND WIFE, DAWN GORHAM, BY VIRTUE OF WARRANTY DEED FROM WILLIAM L. NICKS AND TERESA M. NICKS, DATED SEPTEMBER 3, 2004, RECORDED SEPTEMBER 7, 2004, IN INSTRUMENT: 20040907-0107710.

PARCEL ID: 141 15 0D 166.00
Property Address is: 709 Vauxhall Drive, Nashville, TN 37221

Executed by the undersigned on 14TH MAY, 2020:

Thomas C. Gorham a/k/a Thomas Gorham

Carla Dawn Gorham a/k/a Dawn Gorham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 14TH MAY, 2020 by **Thomas C. Gorham a/k/a Thomas Gorham** and **Carla Dawn Gorham a/k/a Dawn Gorham** who are personally known to me or have produced DRIVER LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

State of TENNESSEE
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14TH day of MAY, 2020.

Carla Dawn Gorham
Carla Dawn Gorham

Affiant

Thomas C. Gorham
Print Name

(Seal)

Notary Public

My commission expires:

1/3/2023

CLARISSA BLAKE
Print Name

CTIC#

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, ____Anthony Davis_____, 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, Anthony Davis, 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