WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 462981 DEEDQC
08/24/2020 04:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200824-0095756

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
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
RONNIE GORDON MINNIE L. GORDON	RONNIE GORDON MINNIE L. GORDON	080-08-072.00
3241 PANORAMA DRIVE NASHVILLE, TN 37218	3241 PANORAMA DRIVE NASHVILLE, TN 37218	2020-03-900

For good consideration, I (We) **MINNIE L. GORDON, UNMARRIED** whose mailing address is 3241 PANORAMA DRIVE, NASHVILLE, TN 37218, hereby bargain, deed and convey to **RONNIE GORDON, UNMARRIED AND MINNIE L. GORDON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 3241 PANORAMA DRIVE, NASHVILLE, TN 37218, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 208 ON THE PLAN OF BORDEAUX GARDENS, SECTION I, AS OF RECORD IN BOOK 3300, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 280 FRONTS 55 FEET ON THE WESTERLY SIDE OF PANORAMA DRIVE AND EXTENDS BACK 166.67 FEET ON THE NORTHERLY LINE AND 158.33 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 55.57 FEET

BEING THE SAME PROPERTY CONVEYED TO MINNIE L. GORDON BY A DEED DATED 5/05/1992 AND RECORDED 5/13/1992, IN BOOK 8624, PAGE 947, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

APN: 080-08-072.00

Property Address: 3241 PANORAMA DRIVE, NASHVILLE, TN 37218

said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is

lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof

WITNESS the hands and seal of said Grantors this 17 day of Aug. 2022.

Minnie L. Gordon

MINNIE L. GORDON

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 17 day of Aug. 2022, before me personally appeared **MINNIE L. GORDON** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 17 day of August, 2023.

Notary Public
My Commission Expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Name and address for person(s) responsible for taxes:
RONNIE GORDON AND MINNIE L. GORDON
3241 PANORAMA DRIVE
NASHVILLE, TN 37218

Name and Address of property owner:
RONNIE GORDON AND MINNIE L. GORDON
3241 PANORAMA DRIVE
NASHVILLE, TN 37218

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD