Karen Johnson Davidson County
Batch# 560516 DEEDQC
01/25/2021 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210125-0010891

File Number: 20114403R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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:
Keshia Gooden and **Jarremy Gooden**, 7225 Legacy Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
182 06 0A 233.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Keshia Gooden, who incorrectly acquired title as Keishia Gooden and **Jarremy Gooden**, a married couple, whose mailing address is **7225 Legacy Drive, Antioch, TN 37013**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Keshia Gooden** and **Jarremy Gooden**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7225 Legacy Drive, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 243, ON THE PLAN OF OLD HICKORY HILLS, PHASE TWO, SECTION THREE, OF RECORD IN INSTRUMENT NO. 20040420-0044507, AND CORRECTED IN INSTRUMENT NO. 20041021-0126628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PREMISES CONVEYED UNTO KEISHIA GOODEN AND HUSBAND, JARREMY GOODEN, BY VIRTUE OF WARRANTY DEED FROM AMANDA SOTIRIADIS AND HUSBAND, AARON C. SOTIRIADIS, DATED MARCH 9, 2018, RECORDED MARCH 21, 2018, IN INSTRUMENT: 20180321-0026903 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 7225 Legacy Drive, Antioch, TN 37013

Parcel ID: 182 06 0A 233.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 1.15, 2020:

Keshia Gooden, who incorrectly acquired title as Keishia Gooden

Keshia Gooden, who incorrectly acquired title as Keshia Gooden

Jarremy Gooden

STATE OF TN
COUNTY OF Davm

The foregoing instrument was acknowledged before me on 1.15, 2020 by **Keshia Gooden, who incorrectly acquired title as Keishia Gooden** and **Jarremy Gooden** who are personally known to me or have produced DL 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

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

State of TN
County of Davis

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 $ **1.00**.

Subscribed and sworn to before me

This 15 day of January, 20 21.

Affiant

Jarremy Cooden
Print Name

(Seal)

Notary Public

My commission expires:

3424

Derek Truelove
Print Name

CTIC#

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

True Copy Certification

I, Dallas Michaud, 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.

Dallas Michaud
Signature

State of Florida

County of Brevard

Personally appeared before me, Sharon K Bell, a notary public for this county andstate, Dallas Mic who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Sharon K Bell
Notary's Signature

My Commission Expires: 02/07/2023
Notary' Seal (if on paper)

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.