Karen Johnson Davidson County
Batch# 648284 DEEDQC
06/02/2021 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210602-0074171

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services, 1000 Commerce Dr, Suite 520, Pittsburgh, PA 15275

Reference Number: 697604

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Maxine Cunningham and Denisha L. White	Maxine Cunningham and Denisha L. White	149-07-0-B 020.00
5164 Pebble Creek Drive	5164 Pebble Creek Drive	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MAXINE CUNNINGHAM, an unmarried woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MAXINE CUNNINGHAM, an unmarried woman and DENISHA L. WHITE, an unmarried woman, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 5164 Pebble Creek Drive, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Canyon Ridges, Phase One of record in Plat Book 9700, Page 805 and amended in Instrument No. 20031006-0146727. Register's Office for said County, to which reference is made for a more complete description.

Tax ID No.: 149-07-0-B 020.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20040805-0094529, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5164 Pebble Creek Drive, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of May, 2021.

MAXINE CUNNINGHAM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MAXINE CUNNINGHAM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of May, 2021.

Notary Public
My Commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

MAXINE CUNNINGHAM

DENISHA L. WHITE

Subscribed and sworn to before me this 4th day of May, 2021.

Notary Public
My Commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

TRUE COPY CERTIFICATION

I, Nicole Ball, 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 Allegheny

Personally appeared before me, Shannon Taylor, a notary public for this county and state, Nicole Ball, 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: 09/15/2024

Notary's Seal:

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2024
Commission number 1300893
Member, Pennsylvania Association of Notaries