Karen Johnson Davidson County
Batch# 693316 DEEDQC
08/09/2021 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210809-0106844

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 Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 698258

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Thomas Jean-Philippe and Eyelle Louis	Thomas Jean-Philippe and Eyelle Louis	164-16-0A-103-00
1612 Soulshine Place	1612 Soulshine Place	
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, THOMAS JEAN-PHILIPPE and EYELLE LOUIS, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto THOMAS JEAN-PHILIPPE, an unmarried person and EYELLE LOUIS, an unmarried person, hereinafter referred to as "Grantee", whose mailing address is: 1612 Soulshine Place, Antioch, TN 37013, his/her/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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 67, on the plan of Section Four, Meadow Woods, as the same appears of record in Instrument No. 20010605-0058115, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

This conveyance is subject to any and all existing restrictions and easements of record. In the county of Davidson and the state of Tennessee.

Tax ID No.: 164-16-0A-103-00

BEING the same property conveyed to Thomas Jean-Philippe and Euelle Louis, erroneously of record as husband and wife, herein by Deed recorded in Instrument No. 20181210-0119937, 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 1612 Soulshine Place, 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 13th day of July, 20 21.

THOMAS JEAN-PHILIPPE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that THOMAS JEAN-PHILIPPE, 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 13th day of July, 20 21.

Notary Public D. Lee McGahey
My Commission expires: My Commission Expires November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of July, 2021.

EYELLE LOUIS

EYELLE LOUIS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that EYELLE LOUIS, 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 13th day of July, 2021.

D. Lee McGahey

Notary Public D. Lee McGahey
My Commission expires:

My Commission Expires
November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/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 .

THOMAS JEAN-PHILIPPE

EYELLE LOUIS

Subscribed and sworn to before me this 13th day of July, 2021.

Notary Public D. Lee McGahey

My Commission expires:

My Commission Expires
November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nicole Ball, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/13/2021 (date of document).

Affiant Signature

08/06/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of August, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL