Karen Johnson Davidson County
Batch# 726170 DEEDQC
09/29/2021 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210929-0130778

RETURN TO:
TITLEMAX
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. WFB-R-46051

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
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
DEBORAH CRUNK AND ZACHARY JAMES CRUNK	DEBORAH CRUNK AND ZACHARY JAMES CRUNK	08305040100
1401 STRATTON AVENUE NASHVILLE, TN 372062719	1401 STRATTON AVENUE NASHVILLE, TN 372062719	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DEBORAH CRUNK ALSO KNOWN AS DEBORAH A. CRUNK**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DEBORAH CRUNK, AN UNMARRIED WOMAN AND ZACHARY JAMES CRUNK, A SINGLE MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING PART OF LOT NO. 8, SUBDIVISION OF C.F. ORDWAY'S HOME PLACE, AS OF RECORD IN BOOK 57, PAGE 88, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, DATED JANUARY 4, 1984, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH 14TH STREET AND STRATTON AVENUE, RUNNING THENCE ALONG THE NORTHERLY MARGIN OF STRATTON AVENUE, 70 FEET TO A POINT; THENCE NORTHWARLY AND PARALLEL WITH THE EASTERLY MARGIN OF NORTH 14TH STREET, 177 FEET TO A POINT; THENCE WESTWARDLY AND PARALLEL WITH THE NORTHERLY MARGIN OF STRATTON AVENUE, 70 FEET TO A POINT; THENCE SOUTHWARDLY ALONG THE EASTERLY MARGIN OF NORTH 14TH STREET, 177 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED UNTO DEBORAH A. CRUNK BY DEED DATED MAY 16, 2002 AND RECORDED ON MAY 29, 2002 AS INSTRUMENT NUMBER 20020529-0065383.

Property known as, 1401 STRATTON AVENUE, NASHVILLE, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of September, 2024.

DEBORAH CRUNK A/K/A
DEBORAH A. CRUNK

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Dennis L. Lewis JR of the state and county mentioned, personally appeared **DEBORAH CRUNK A/K/A DEBORAH A. CRUNK**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Printed Name: Dennis L. Lewis JR
My Commission Expires: 03/03/2025

202109290130778

VALUATION AFFIDAVIT

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 $ 10.00 .

Affiant

STATE OF Rhode Island

COUNTY OF Newport

Subscribed and sworn before me this the 21st day of September, 20 21.

Notary Public
My commission expires:

JOANNIE F COLOMBO
NOTARY PUBLIC
EXP. 06/17/2025
STATE OF RHODE ISLAND

<BillNo> <Sponsor>

HOUSE BILL 633

By Wright

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-24-101(d)(3), is amended by deleting the subdivision and substituting instead the following:

(3) An electronic document must be certified by either a licensed attorney or the custodian of the original version of the electronic document and the signature of that person must be acknowledged by a notary public. The certification must be transmitted with the electronic document and recorded by the county register as a part of the document being registered. The certification of an electronic document must be in the following form and the text of the certification must be in no less than ten (10) point font:

I, Karla Haizlip, 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 **09/21/2021** (date of document).



Affiant Signature

Date 09/28/2021

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 28th day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06/17/2025

JOANNIE F COLOMBO
NOTARY PUBLIC
EXP. 06/17/2025
STATE OF RHODE ISLAND

Notary's Seal (if on paper)

SECTION 2. Tennessee Code Annotated, Section 66-24-101(d)(4), is amended by deleting the language "July 1, 2007" and substituting "July 1, 2021".

SECTION 3. This act takes effect July 1, 2021, the public welfare requiring it.