Karen Johnson Davidson County
Batch# 800177 DEEDQC
02/03/2022 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220203-0013044

Commitment Number: 21143852-N

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
DANNY Z. GRAY and YOLANDA N. GRAY, 2417 GARDNER LN., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
070 04 0 024.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

YOLANDA N. GRAY, married to grantee, hereinafter grantor, whose address is **2417 GARDNER LN., NASHVILLE, TN 37207**, for $1.00 (One Dollar) in consideration paid, grants and quitclaims to **DANNY Z. GRAY and YOLANDA N. GRAY**, husband and wife, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **2417 GARDNER LN., NASHVILLE, TN 37207**, the following real property:

BEING LOT: #42 ON THE PLAN OF HAYNES HEIGHTS, SECTION: #II, OF RECORD IN BOOK 2331, PAGES 58 AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Property Address is: 2417 GARDNER LN., NASHVILLE, TN 37207

The instrument constituting the Grantor's source of title in the property described herein was a **SPECIAL WARRANTY DEED BETWEEN TRIBECA LENDING CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA AND YOLANDA N. GRAY DATED 09/19/2008, RECORDED 12/29/2008 IN INSTRUMENT NO. 20081229-0123084.**
Parcel ID: 070 04 0 024.00

Executed by the undersigned on 18th, 2022:

Yolanda N. Gray

YOLANDA N. GRAY

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan - 18th, 2022 by **YOLANDA N. GRAY** who is personally known to me or has produced TN Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or 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 and voluntary sale.

Subscribed and sworn to before me

This 18th day of January, 2022.

Yolanda N. Gray

X Yolanda N. Gray
Affiant

X Yolanda N. Gray
Print Name

(Seal)

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

9/6/2022

James J. Everett
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 1-18-2022 (date of document).

Affiant Signature

1-20-22
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of January, 2022.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170