Karen Johnson Davidson County
Batch# 868987 DEEDQC
06/09/2022 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220609-0065800

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280458469

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Tax ID No.: 149-10-0-050-00

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 25 day of MAY, 2022, by and between STEVE GILLIS, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN, JOINED IN EXECUTION BY HIS SPOUSE KAREN FUENTES-POTES, residing at 5100 Pebble Creek Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and STEVE GILLIS, A MARRIED MAN, residing at 5100 Pebble Creek Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5100 Pebble Creek Drive, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/19/2006 under Instrument Number: Instrument Number: 20060519-0059302 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

STEVE GILLIS

KAREN FUENTES-POTES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, STEVE GILLIS and KAREN FUENTES-POTES, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee this 25 day of May, 2022

Notary Public

My Commission expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Steve Gillis
Affiant

Print Name: STEVE GILLIS

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25 day of May, 2022.

Edward Faria
Notary Public
My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Name and address for person(s) responsible for taxes:

STEVE GILLIS
5100 Pebble Creek Drive
Antioch, TN 37013

Name and address of property owner:

STEVE GILLIS
5100 Pebble Creek Drive
Antioch, TN 37013

CERTIFICATE OF AUTHENTICTY

I, Amy J Gishbaugher, 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 05/25/2022.

Date

Amy D Gishbaugher

Affiant Signature

5.27.22

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 27th day of May, 2022.

Deborah A. Walenchok

Notary's Signature Deborah A. Walenchok

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 91 ON THE PLAN OF OAKWOOD SUBDIVISION PHASE SIX SECTION ONE OF RECORD IN BOOK 7900, PAGE 419, AMENDED IN DOC. NO. 20041118-0138854, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED FROM ERIC J. LUEDTKE, STEPHANIE K. LUEDTKE, NEIL P. JENKINS, MARRIED TO STEVE GILLIS, UNMARRIED BY WARRANTY DEED RECORDED MAY 19, 2006 AS INSTRUMENT NO. 20060519-0059302, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 5100 Pebble Creek Drive, Antioch, TN 37013