Karen Johnson Davidson County
Batch# 933510 DEEDQC
10/25/2022 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221025-0115546

Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. NZ223207548

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, ESQ., Attorney at Law, o/b/o BC Law Firm, P.A.
112 KINGSTON STREET B LENOIR CITY, TN 37771
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
JOHN HOWARD AND JULIANN MCDANIEL	JOHN HOWARD AND JULIANN MCDANIEL	108 12 0 144.00
1436 QUAIL RUN NASHVILLE, TN 37214	1436 QUAIL RUN NASHVILLE, TN 37214	

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, **JOHN HOWARD**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JOHN HOWARD AND JULIANN MCDANIEL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, 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:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 50 ON THE PLAN OF TRAILWOOD SUBDIVISION, SECTION 4, RECORDED IN BOOK 6900, PAGE 311, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO JOHN HOWARD, BY VIRTUE OF QUIT CLAIM DEED FROM JULIANN MCDANIEL, DATED MAY 29, 1998, RECORDED NOVEMBER 17, 1998, IN BOOK: 11208 AND PAGE: 587, INSTRUMENT: 0513761.

Property known as, 1436 QUAIL RUN, NASHVILLE, TN 37214

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 19 day of October, 22

JOHN HOWARD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derek Truelove, notary Public of the state and county mentioned, personally appeared JOHN HOWARD to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Notary Public
Printed Name: Derek Truelove
My Commission Expires: 3.4.24

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 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 19 day of October, 2022

Notary Public

My commission expires: 3/4/24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Courtney Hood, 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 10/19/2022 (date of document).

Courtney Hood
Affiant Signature

10/19/2022
Date

State of PA

County of Montgomery

Sworn to and subscribed before me this 19 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries