Karen Johnson Davidson County
Batch# 946396 DEEDQC
12/01/2022 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221201-0125696

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON, PA 19034
File No. NZ22325323R

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
RYAN SMITH
o/b/o BC LAW FIRM, P.A,
409 SHADOW PKWY
CHATTANOOGA, TN 37421
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ERNEST WILLIAM DIXON 4TH SONYA EVETTE DIXON	ERNEST WILLIAM DIXON 4TH SONYA EVETTE DIXON	162-03-0-394
4965 ALGONQUIN TRAIL ANTIOCH, TN 37013	4965 ALGONQUIN TRAIL ANTIOCH, TN 37013	

Executed this 25 day of Nov 2022.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **ERNEST WILLIAM DIXON 4TH, ALSO KNOWN AS ERNEST DIXON**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ERNEST WILLIAM DIXON 4TH AND SONYA EVETTE DIXON, 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. 66 ON THE PLAN OF HAYWOOD HILLS, SECTION 5, AS OF RECORD IN BOOK 4675, PAGES 143 AND 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO ERNEST DIXON, UNMARRIED, BY VIRTUE OF WARRANTY DEED FROM RICHARD A. BARLETTA, UNMARRIED, DATED JULY 25, 2000, RECORDED AUGUST 7, 2000, IN INSTRUMENT: 200008070078244.

Property known as, 4965 ALGONQUIN TRAIL, ANTIOCH, TN 37013

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.

This instrument was prepared without the benefit of a title examination.

Witness my hand this 25 day of Nov, 2022

ERNEST WILLIAM DIXON 4TH, A/K/A ERNEST DIXON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Louis Nosakhare Ogiemudia of the state and county mentioned, personally appeared **ERNEST WILLIAM DIXON 4TH, A/K/A ERNEST DIXON,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Louis Nosakhare Ogiemudia
My Commission Expires: 9-7-26

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 TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 25 day of May, 2022

Notary Public

My commission expires: 9-7-26

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 **11/25/2022** (date of document).

Samantha Herrmann
Affiant Signature

12/1/2022
Date

State of Pennsylvania
County of Montgomery

Sworn to and subscribed before me this **1st** day of **December**, 2022.

Natalie Evangelista
Notary's Signature

MY COMMISSION EXPIRES: 4/6/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553