Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ23348115R

Karen Johnson Davidson County
Batch# 990692 DEEDQC
04/11/2023 02:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230411-0026563

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
CYNTHIA SEWARD AND JOSEPH ERIC POWELL	CYNTHIA SEWARD AND JOSEPH ERIC POWELL	149-10-0-061
1000 OAK RIDGE COURT ANTIOCH, TN 37013	1000 OAK RIDGE COURT ANTIOCH, TN 37013	

Executed this 10 day of April 2023

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **CYNTHIA K. SEWARD**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **CYNTHIA K. SEWARD AND JOSEPH ERIC POWELL, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR 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 LOT NO. 72 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION TWO, OF RECORD IN BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO CYNTHIA K. SEWARD, A SINGLE WOMAN, BY VIRTUE OF WARRANTY DEED FROM KENNETH B. WATSON AND CONSTANCE F. WATSON, A MARRIED COUPLE, DATED JULY 30, 2015, RECORDED AUGUST 5, 2015, IN INSTRUMENT: 20150805-0077806, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Property known as, 1000 OAK RIDGE COURT, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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 20 day of April, 2023.

CYNTHIA K. SEWARD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tonya Greer of the state and county mentioned, personally appeared **CYNTHIA K. SEWARD** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
Printed Name: Tonya Greer

My Commission Expires: 5/18/25

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 6 day of April, 2023

Notary Public

My commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Hilary Reithmeier, 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 04/06/2023 (date of document).

Hilary Reithmeier
Affiant Signature

04/11/2023
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 11 day of April, 2023.

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