Karen Johnson Davidson County
Batch# 1087171 DEEDQC
12/29/2023 03:48:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20231229-0100296

Recordation Requested By/Return to:
20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. 2020-23015854

This Instrument 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

Exemption code 67-4-409 3Ai

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MONEKE C BURKS	MONEKE C BURKS	141050A18300CO

Executed this 11th day of December 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF THIRTY THOUSAND DOLLARS ($30,000.00), IN HAND PAID TO **MONEKE C. BURKS AND CHRISTOPHER J. BURKS, WHO ACQUIRED TITLE AS WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MONEKE C. BURKS, UNMARRIED,** 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. 183 on the Plan of Avondale Park, Phase 2, Section 4 as shown on the plan of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all that certain property conveyed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Moneke C. Burks and Christopher J. Burks, wife and husband by the deed dated December 14, 2012 and recorded December 19, 2012 as Instrument No. 20121219-0116943 of official records.

Property known as, 1404 SCARCROFT LN, NASHVILLE, TN 37221
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 11th day of December 2023

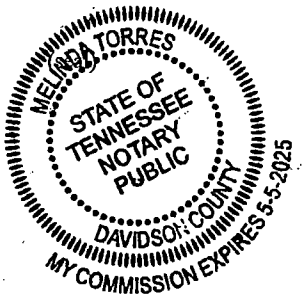
~~MONEKE C. BURKS~~

CHRISTOPHER J. BURKS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Christopher J. Burks of the state and county mentioned, personally appeared ~~MONEKE C. BURKS AND~~ **CHRISTOPHER J. BURKS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.



Notary Public
Printed Name: Melinda Torres
My Commission Expires: 5/5/2025

Witness my hand this 23rd day of December, 2023.

MONEKE C. BURKS **CHRISTOPHER J. BURKS**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Michelle Matthews DAVIS of the state and county mentioned, personally appeared **MONEKE C. BURKS AND CHRISTOPHER J. BURKS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Michelle Matthews DAVIS
My Commission Expires: May 7, 2024

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2024

202312290100296

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 $30,000.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 23rd day of December, 2023.

Notary Public
My commission expires:

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2024

Tennessee Certification of Electronic Document

I, Leigh Pearson, 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 **12/11/2023** (date of document).

Affiant Signature

12/29/2023
Date

State of PA

County of WASHINGTON

Sworn to and subscribed before me this 29TH day of DECEMBER, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2-6-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Glenn Zary, Notary Public
Allegheny County
My Commission Expires February 6, 2027
Commission Number 1432259