Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ24399715R

Karen Johnson Davidson County
Batch# 1118842 DEEDQC
04/04/2024 07:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240404-0023692

This Instrument Prepared By:
RYAN SMITH TN 0323369
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

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
STEPHANIE L. NICHOLSON AND STEVEN C. NICHOLSON, 2ND	STEPHANIE L. NICHOLSON AND STEVEN C. NICHOLSON, 2ND	148-13-0-112
5005 CROSBY LANE NASHVILLE, TN 37211	5005 CROSBY LANE NASHVILLE, TN 37211	

Executed this 9 day of February 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **STEPHANIE HAMMOND, ALSO KNOWN AS STEPHANIE L. NICHOLSON, A SINGLE PERSON AND STEVEN NICHOLSON, ALSO KNOWN AS STEVEN C. NICHOLSON, 2ND A/K/A STEVEN C. NICHOLSON, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **STEPHANIE L. NICHOLSON AND STEVEN C. NICHOLSON, 2ND A/K/A STEVEN C. NICHOLSON, II, 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:

LOT NO. 46 ON THE PLAN OF FAIRLANE PARK,SECTION II, OF RECORD IN BOOK 2330, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO STEPHANIE HAMMOND, A SINGLE PERSON AND STEVEN NICHOLSON, A SINGLE PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM RONALD J. BRASWELL, MARRIED, DATED MAY 20, 2022, RECORDED MAY 20, 2022, IN INSTRUMENT: 20220520-0059190.

Property known as, 5005 CROSBY LANE, NASHVILLE, TN 37211
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 9 day of February, 2024.

Stephanie Hammond, A/K/A Stephanie L. Nicholson
STEPHANIE HAMMOND, A/K/A STEPHANIE L. NICHOLSON

Steven Nicholson AKA Steven C. Nicholson 2nd AKA Steven Nicholson
STEVEN NICHOLSON, A/K/A STEVEN C. NICHOLSON, 2ND A/K/A STEVEN C. NICHOLSON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Collins of the state and county mentioned, personally appeared **STEPHANIE HAMMOND, A/K/A STEPHANIE L. NICHOLSON, AND STEVEN NICHOLSON, A/K/A STEVEN C. NICHOLSON, 2ND A/K/A STEVEN C. NICHOLSON** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A. Collins
Notary Public
Printed Name: Anne Collins
My Commission Expires: 10-4-27

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 $ **0.00** .

James Palmisano -
Affiant

STATE OF ~~TENNESSEE~~ PA

COUNTY OF Bucks

Subscribed and sworn before me this the 20 day of Feb, 2024

Notary Public
My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, James Palmisano, 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 2/09/2024 (date of document).

Affiant Signature

2/20/24
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 20th day of Feb., 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries