Karen Johnson Davidson County
Batch# 1134746 DEEDQC
05/15/2024 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240515-0035805

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }
The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day of April, 2024.

Notary Public
My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Shelda Gedeus & Devins Gedeus
2172 Carefree Lane
Antioch, TN 37013

SEND TAX BILLS TO:
Shelda Gedeus & Devins Gedeus
2172 Carefree Lane
Antioch, TN 37013

MAP AND PARCEL NUMBER: 164160B03400CO

QUITCLAIM DEED

24NT00007

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Francisco Pierre and Shelda Gedeus, husband and wife *

By these presents do remise, release and **QUITCLAIM** unto,

Shelda Gedeus & Devins Gedeus, as tenants in common with rights of survivorship

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 in Cedarbrook Subdivision in Plat Instrument No. 201811050109350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Francisco Pierre and Shelda Gedeus, husband and wife from D.R. Horton Inc., a Delaware Corporation, by Special Warranty Deed dated 08/08/2019 and recorded 08/12/2019 in Instrument No. 20190812-0080422, Register's Office of said County.

This is an improved property commonly known as: 2172 Carefree Ln, Antioch, TN 37013-3585

Married at time of purchase, subsequently divorced see case 21D904, Circuit Court Davidson County, Tennessee

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 our hands this 18 day of April, 2024.

Francisco Pierre

State of Tennessee }
County of Davidson }
Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Mung Vu Thang, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of April, 2024

Notary Public
My Commission expires: 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Shelda Gedeus

Shelda Gedeus

State of Tennessee }
County of Davidson }
Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Mung Vu Thang, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April, 2024

Irini Bakhoum
Notary Public
My Commission expires: 1/4/2027

Devins Gedeus

Devins Gedeus

State of Tennessee }
County of Davidson }
Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Mung Vu Thang, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April, 2024

Irini Bakhoum
Notary Public
My Commission expires: 1/4/2027

IRINI BAKHOUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-18-24 (date of document).

Affiant Signature

5-14-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of May, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

