AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10641989

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1192002 DEEDQC
10/09/2024 03:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241009-0078580

Tax ID No.: 041-01-0A-127-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 25 day of SEPT, 2024, by and between **Andriette Charmane Parker, an unmarried person who acquired title as a married person,** residing at 5337 Ryan Allen Circle, Nashville, TN 37189, hereinafter referred to as Grantor(s) and **Andriette Charmane Parker, an unmarried person,** residing at 5337 Ryan Allen Circle, Nashville, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5337 Ryan Allen Circle, Nashville, TN 37189

Being the same which NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed dated September 14, 2009 and recorded September 15, 2009 in the County of Davidson, State of TN in Instr# 20090915-0085934 conveyed unto Andriette Charmane Parker, married.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Andriette Charmane Parker

Andriette Charmane Parker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Andriette Charmane Parker** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 25th day of Sept, 2024.

Thomas Dallas Ewing III

Notary Public

My Commission expires: 5-7-2027

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Andriette Charmane Parker
Affiant

Print Name: Andriette Charmane Parker

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 25 day of Sept, 2024

Notary Public
My Commission Expires: 5-3-2027

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Andriette Charmane Parker
5337 Ryan Allen Circle
Nashville, TN 37189

Name and address of property owner:

Andriette Charmane Parker
5337 Ryan Allen Circle
Nashville, TN 37189

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davison County, Tennessee, being Lot No. 132 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same which NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed dated September 14, 2009 and recorded September 15, 2009 in the County of Davidson, State of TN in book page conveyed unto Andriette Charmane Parker, married.

Parcel ID Number: 041-01-0A-127-00

Property commonly known as: 5337 Ryan Allen Circle, Nashville, TN 37189

Tennessee Certification of Electronic Document

I, **Irma Covarrubio,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 **9-25-2024** (date of document).

Affiant Signature

Date **9-25-2024**

STATE OF TEXAS

COUNTY OF COLLIN

Sworn to and subscribed before me this **25** day of **SEPTEMBER**, **2024**

Notary Signature

My Commission Expires: _____

DEE ANN POTEET
Notary Public, State of Texas
Comm. Expires 08-19-2026
Notary ID 2289133