Karen Johnson Davidson County
Batch# 1195120 DEEDQC
10/17/2024 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241017-0080774

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ24458018R

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
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

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
LAVAUGHN GLADNEY SHERRIE DESHON DAVIS	LAVAUGHN GLADNEY SHERRIE DESHON DAVIS	176 02 0 052.00
4296 MAXWELL RD ANTIOCH, TN 37013	4296 MAXWELL RD ANTIOCH, TN 37013	

Executed this 11th day of October 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **LAVAUGHN GLADNEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **LAVAUGHN GLADNEY, UNMARRIED AND SHERRIE DESHON DAVIS, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 228, SECTION 18, PEPPERTREE FOREST, OF RECORD IN PLAT BOOK 8250, PAGE 260, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PREMISES CONVEYED UNTO LAVAUGHN GLADNEY, UNMARRIED, BY VIRTUE OF WARRANTY DEED FROM SHERRIE D. DAVIS AND HUSBAND, ROY F. DAVIS, DATED JANUARY 30, 2002, RECORDED FEBRUARY 4, 2002, IN INSTRUMENT: 20020204-0015271.

Property known as, 4296 MAXWELL RD, 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 11th day of October, 20 24.

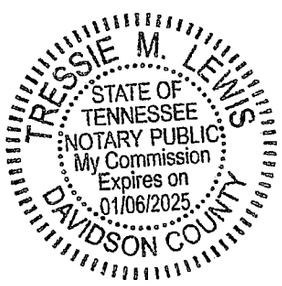
LaVaughn Gladney
LAVAUGHN GLADNEY

STATE OF Tennessee

COUNTY OF Davidson

Before me, Tressie M. Lewis, Notary Public of the state and county mentioned, personally appeared **LAVAUGHN GLADNEY** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Tressie M Lewis
Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

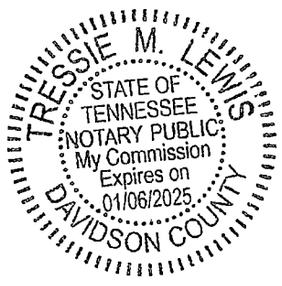
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LaVaughn T Gadsey
Affiant

Subscribed and sworn to before me this the 11th day of October, 2024

Tressie M Lewis
Notary Public
My commission expires: 01/06/2025

(seal)



Tennessee Certification of Electronic Document

I, A. Delgado, 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 **10/11/2024** (date of document).

Affiant Signature

10/17/2024
Date

Commonwealth

~~State~~ of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **17** day of **October**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries