Karen Johnson Davidson County
Batch# 1210652 DEEDQC
12/02/2024 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241202-0093576

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ24459620R

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
JULIE SPENCER	JULIE SPENCER	141 15 0A 048.00
7343 ROLLING RIVER PKWY NASHVILLE, TN 37221	7343 ROLLING RIVER PKWY NASHVILLE, TN 37221	

Executed this 25 day of Nov 20 24

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JULIE SPENCER, FORMERLY KNOWN AS JULIE CONDE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JULIE SPENCER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF ROLLING RIVER ESTATES, SECTION I, OF RECORD IN BOOK 4860, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same premises conveyed to ADAM RICHARD CONDE from JULIE CONDE by Deed dated 10/7/2009, and recorded on 10/14/2009, as Instrument No., 20091014-0095044, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Being the same premises conveyed unto Julie Conde , by virtue of Quit Claim Deed from Adam Richard Conde, dated October 7, 2009, recorded October 14, 2009, in Instrument: 00910140095044

Property known as, 7343 ROLLING RIVER PKWY, 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 25 day of NOV, 2024.

Julie Spencer F/K/A Julie Conde

JULIE SPENCER F/K/A JULIE CONDE

STATE OF TN

COUNTY OF Dawson

Before me, Ann Stathos Donnell of the ~~state and county~~ mentioned, personally appeared **JULIE SPENCER F/K/A JULIE CONDE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 07/03/28

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

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.

Dana M. Walls
Affiant

Subscribed and sworn to before me this the 27th day of NOVEMBER, 2024.

Notary Public
My commission expires:

(seal)

Commonwealth of Pennsylvania - Notary Seal
David Dorazio, Notary Public
Montgomery County
My commission expires September 19, 2026
Commission number 1425614
Member, Pennsylvania Association of Notaries

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 **11/25/2024** (date of document).

Affiant Signature

12/02/2024
Date

Commonwealth

~~State~~ of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **2** day of **December**, 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