Karen Johnson Davidson County
Batch# 1211937 DEEDQC
12/03/2024 10:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241203-0093743

Recordation Requested By/Return to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. TNP24-488135

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
TIMOTHY A. REITNOUER	TIMOTHY A. REITNOUER	043 09 0 096.00
242 LOVELL STREET MADISON, TN 37115	242 LOVELL STREET MADISON, TN 37115	

Executed this 20 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 **SARAH R. CHAMPION , A SINGLE WOMAN AND TIMOTHY A. REITNOUER, A SINGLE MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **TIMOTHY A. REITNOUER, SINGLE**, 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:

Being the North 70 feet of the West 1/2 of Tract Number 17 of Block Don the map of Woodlawn Estates, as of record in Book 843, Page 82, in the Register's Office of Davidson County, Tennessee.

Said Part of said Lot Number 17 fronts 50.5 feet on the South side of Lovell Street as shown on the Map of Overlook Estates, as of record in Book 843, Page 105, said Register's Office and runs back between parallel lines 70 feet to a dead line.

Being the same premises conveyed to SARAH R. CHAMPION, A SINGLE WOMAN AND TIMOTHY A. REITNOUER, A SINGLE MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP from SARAH CATHERINE TAYLOR AND MARK ANTHONY TRAYLOR, WIFE AND HUSBAND by Deed dated 6/1/2021 and recorded on 6/7/2021 as Instrument No., 20210607-0075569, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 242 LOVELL STREET, MADISON, TN 37115
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 20 day of Nov, 2024.

Sarah R Champion
SARAH G. CHAMPION
R SC

T A R
TIMOTHY A. REITNOUER

STATE OF Tennessee

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **SARAH G. CHAMPION AND TIMOTHY A. REITNOUER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal) R CBG

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: My Commission Expires January 28, 2026

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
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.

x Sarah R Chaupin x

Affiant

Subscribed and sworn to before me this the 20 day of Nov 2024.

20 CSR

Notary Public
My commission expires: My Commission Expires January 28, 2026

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Certificate of Authenticity

I, Tara Roche, 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 11/20/2024.

Tara Roche
Affiant Signature

12/3/24
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 3rd day of December, 20 24.

Katerina Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)