Karen Johnson Davidson County
Batch# 1212774 DEEDQC
12/05/2024 09:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241205-0094441

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Joshua Elias Weisensel	Joshua Elias Weisensel	181 15 0A 074.00
441 Portsdale Drive	441 Portsdale Drive	
Brentwood, TN 37027	Brentwood, TN 37027	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOSHUA ELIAS WEISENSEL, a single man, and ADIA LETRICE MORENO, a single woman, hereinafter referred to as "Grantor", whose mailing address is: 441 Portsdale Drive, Brentwood, TN 37027, does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOSHUA ELIAS WEISENSEL, a single man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 441 Portsdale Drive, Brentwood, TN 37027, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of SouthPoint SP, Phase 2, of record in Instrument No. 20210120-0008751, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Tax ID No.: 181 15 0A 074.00

Being the same property conveyed to Joshua Elias Weisensel and Adia Letrice Moreno, herein by deed recorded January 17, 2023 as Instrument No. 20230117-0003350, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 441 Portsdale Drive, Brentwood, TN 37027.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of November, 2024.

JOSHUA ELIAS WEISENSEL

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSHUA ELIAS WEISENSEL, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20th day of November, 2024.

Notary Public
My Commission expires:

JUN 2 4 2028

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of November, 2024.

ADIA LETRICE MORENO

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ADIA LETRICE MORENO, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20th day of November, 2024.

Notary Public
My Commission expires:

JUN 2 4 2028

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

JOSHUA ELIAS WEISENSEL

Subscribed and sworn to before me this 20th day of November, 2024

Notary Public
My Commission expires:
JUN 2 4 2028

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Escrow No.:1280670967

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF BRENTWOOD, COUNTY OF WILLIAMSON, STATE OF TN, DESCRIBED AS:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of South Point SP, Phase 2, of record in Instrument No. 20210120-0008751, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Assessor Parcel Number(s): 181-15-0A-074-00

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 (date of document).

Affiant Signature

12/05/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 5 day of DECEMBER 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737