Karen Johnson Davidson County
Batch# 1216114 DEEDQC
12/13/2024 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0097085

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. CR24476731R

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
RACHEL MARIE MOULAYIANIS	RACHEL MARIE MOULAYIANIS	097-02-0A-450-00
2578 RIVER TRAIL DR HERMITAGE, TN 37076	2578 RIVER TRAIL DR HERMITAGE, TN 37076	

Executed this 9th day of Dec 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 **RACHEL MARIE MOULAYIANIS, MARRIED, FORMERLY KNOWN AS RACHEL MARIE LUNSFORD, WHO ACQUIRED TITLE AS A SINGLE WOMAN, HEREIN JOINED BY SPOUSE, NATHAN MOULAYIANIS,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **RACHEL MARIE MOULAYIANIS, MARRIED**, 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. 450 ON THE FINAL PLAT OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 4E, OF RECORD IN INSTRUMENT NO. 20140210-0011584, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO RACHAEL MARIE LUNSFORD, A SINGLE WOMAN, BY VIRTUE OF WARRANTY DEED FROM BEAZER HOMES CORP., DATED AUGUST 4, 2015, RECORDED AUGUST 6, 2015, IN INSTRUMENT: 20150806-0078568.

Property known as, 2578 RIVER TRAIL DR, HERMITAGE, TN 37076
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 9th day of Dec, 20 24

Rachel Marie Moulayianis FKA Rachel Marie Lunsford

RACHEL MARIE MOULAYIANIS F/K/A
RACHEL MARIE LUNSFORD

NATHAN MOULAYIANIS

STATE OF TN

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **RACHEL MARIE MOULAYIANIS F/K/A RACHEL MARIE LUNSFORD and NATHAN MOULAYIANIS,** 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

OATH OF VALUE CONSIDERATION

STATE OF PA
COUNTY OF Bucks

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 12 day of December, 2024

Notary Public
My commission expires:

(seal)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, **Kathleen Smith**, 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 December 9, 2024 (date of document).

Affiant Signature

December 12, 2024
Date

State of Pennsylvania

County of Bucks

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries