AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3323178

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1221211 DEEDQC
12/30/2024 10:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241230-0100963

Tax ID No.: 11707005600

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 26 day of December, 2024 by and between **Darin James Gordon and Errin Shawn Gordon, as Trustees of the Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022, having acquired title as Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022,** residing at 1722 Stokes Lane, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Darin James Gordon and Errin Shawn Gordon, as Trustees of the Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022,** residing at 1722 Stokes Lane, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1722 Stokes Lane, Nashville, TN 37215

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Errin Shawn Gordon

Errin Shawn Gordon, as Trustee of the Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022, having acquired title as Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Errin Shawn Gordon, as Trustee of the Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022, having acquired title as Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 26 day of December, 2024.

Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Darin James Gordon, as Trustee of the Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022, having acquired title as Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Darin James Gordon, as Trustee of the Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022, having acquired title as Joshua 2415 Trust, dated August 29, 2019, as amended on July 22, 2022,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 26 day of December, 2024.

Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Darin James Gordon Errin Shawn Gordon
Affiant

Print Name: Darin James Gordon Errin Shawn Gordon

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 26 day of December, 2024

Notary Public
My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Darin James Gordon, Trustee and Errin Shawn Gordon, Trustee
1722 Stokes Lane
Nashville, TN 37215

Name and address of property owner:

Darin James Gordon, Trustee and Errin Shawn Gordon, Trustee
1722 Stokes Lane
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 12 of Block A on the plan of Walter Stokes Homeplace Subdivision No. 1, as of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed from Jonathan Andrew Cornelius, married to Joshua 2415 Trust dated August 28, 2019, as amended on July 22, 2022 as set forth in Deed Instrument #20220804-0088917 dated 08/03/2022, recorded 08/04/2022, DAVIDSON County, TENNESSEE.

Parcel ID Number: 11707005600

Property commonly known as: 1722 Stokes Lane, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Kim Huggins, 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 26 , 2024.

Kim Huggins
Affiant Signature

12/30//2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of December 2024.

Suzan Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3/9/2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

3323178