Karen Johnson Davidson County
Batch# 1221240 DEEDQC
12/30/2024 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241230-0101009

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Baron W. Sewell, et al 6761 Ascot Drive Antioch, TN 37013	Baron W. Sewell 6761 Ascot Drive Antioch, TN 37013	Map/Parcel: 151 09 0A 251.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Baron W. Sewell, a married man** by these presents do hereby quitclaim and convey unto the said **Baron W. Sewell and Heather Sewell, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved (x) property known as 6761 Ascot Drive, Antioch, TN 37013
Improved ( )

Whenever 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 our hand this 21st day of December, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Baron W. Sewell

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Hamilton)

Personally appeared before me, Shatika Brady, a Notary Public in and for said County and State, Baron W. Sewell the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Hamilton County this 21st day of December, A.D., 2024.

NOTARY PUBLIC SEAL: SHATIKA BRADY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES MAY 25, 2025

NOTARY PUBLIC
Notary Commission Expires: 5/25/25

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Hamilton)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (a4).

Subscribed and sworn to before me this the 21st day of December, 2024.

(Affix Seal)

Affiant / Baron W. Sewell

Notary Public

My Commission Expires: 5/25/25

SHATIKA BRADY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES MAY 25, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 251, ON THE FINAL PLAT OF PHASE 3, SECTION 2, LONG HUNTER CHASE AS OF RECORD IN INSTRUMENT NO. 20020926-0117442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Baron W. Sewell by Deed from Sandra J. Sewell of record in Document No. 20070604-0066084, said Register's Office.

Certificate of Authenticity

I, Jennifer Terranova, 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 12/21/2024.

Date

Jennifer Terranova
Affiant Signature

12/24/2024
Date

State of New York

County of Monroe

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

Amy Allis
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025