Karen Johnson Davidson County
Batch# 1227992 DEEDQC
01/17/2025 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250117-0004077

PREPARED BY:
Residential and Commercial Title
Daniel Wischhof, Attorney
124 Long Hollow Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $ ____.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF January 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Team 9 Real Estate Solutions, LLC
PO Box 148673
Nashville, TN 37214-8673

SEND TAX BILLS TO:
Same as New Owner

TAX MAP/PARCEL NO:
149-05-0-165.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, **Kenneth D. Davis and Virginia A. Davis, joint tenants** by these presents do hereby quitclaim and convey unto **Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company** all of my right, title and interest in and to the following described parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 83, 2nd Revision, Section Five, Terragon Trails, according to survey and plat of same appearing of record in Book 5200, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Hester A. Boucher, unmarried of record in Instrument No. 20180709-0065953 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 09, 2018. Being the same property conveyed to Kenneth D. Davis and Virginia A. Davis, joint tenants by Quitclaim Deed from Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191023-0108701 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on October 23, 2019, and Affidavit of Scriveners Error of recorded on November 19, 2019, of record in Instrument No. 20191119-0119482.

This is Improved Property Known As 4771 Terragon Trail, Antioch, TN 37013.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to taxes for the year 2024 and 2025.

Witness my hand and seal on this the 17 day of January 2025.

Kenneth D. Davis

Virginia A. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth D. Davis and Virginia A. Davis** and the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of January 2025.

Notary Public

My Commission Expires: 7/10/2027

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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

17 day of Jan, 2025.

Date: 1/17/2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 17th day of January, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY