AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-505273

Karen Johnson Davidson County
Batch# 1234814 DEEDQC
02/06/2025 12:31:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20250206-0009151

THIS DOCUMENT PREPARED BY:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 060110A07200CO

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 9th day of January, 2025, by and between **TyQuazsha Reed, an unmarried person,** residing at 2672 Pine Ridge Drive, Nashville, TN 37207, **and Tosha Colas, a married person joined by her spouse, Rikenson Colas,** residing at 5090 Cobblestone Creek Drive, Nashville, TN 37189, **and Denaja Reed, an unmarried person,** residing at 2672 Pine Ridge Drive, Nashville, TN 37207**, as Heirs of the Estate of Tina Garrett, deceased**, hereinafter referred to as Grantor(s) and

TyQuazsha Reed, an unmarried person, residing at 2672 Pine Ridge Drive, Nashville, TN 37207, **and Tosha Colas, a married person,** residing at 5090 Cobblestone Creek Drive, Nashville, TN 37189, **and Denaja Reed, an unmarried person,** residing at 2672 Pine Ridge Drive, Nashville, TN 37207**, as joint tenants with right of survivorship**, 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:

Being Lot No. 37 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, page 660, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Property Address: 2672 Pine Ridge Drive, Nashville, TN 37207

Being the same premises conveyed from Phyllis Lowery to Tina Garrett in a deed dated 02/23/2006 and recorded date 04/21/2006 in Instrument Number 20060421-0045767 of the official records.

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.

Estate of Tina Garrett, deceased

By: TYQUAZSHA REED
TyQuazsha Reed, Heir

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **TyQuazsha Reed, as Heir of the Estate of Tina Garrett, deceased** 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 Pickerington, Ohio, this 9th day of January, 20 25.

Ryan W. Payne
Notary Public

My Commission expires: June 26, 2029

NOTARIAL SEAL
STATE OF OHIO

RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

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

Estate of Tina Garrett, deceased

By: Tosha Colas
Tosha Colas, Heir

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tosha Colas, as Heir of the Estate of Tina Garrett, deceased** 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 Pickerington, Ohio, this 9th day of January, 20 25.

Ryan W. Payne
Notary Public

My Commission expires: June 26, 2029



RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

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

Rikenson Colas

Rikenson Colas

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Rikenson Colas** 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 Pickerington, Ohio, this 9th day of January, 20 25.

Ryan W. Payne

Notary Public

My Commission expires: June 26, 2029



RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

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

Estate of Tina Garrett, deceased

By: Denaja Reed
Denaja Reed, Heir

STATE OF Ohio

COUNTY OF Fairfield

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Denaja Reed, as Heir of the Estate of Tina Garrett, deceased** 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 Pickerington, Ohio, this 9th day of January, 20 25.

Ryan W. Payne
Notary Public

My Commission expires: June 26, 2029

NOTARIAL SEAL
STATE OF OHIO
RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

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.

TYQUAZSHA REED Tosha Colas Denaja Reed

Affiant

Print Name: TYQUAZSHA REED Tosha Colas Denaja Reed

STATE OF Ohio

COUNTY OF Fairfield

Subscribed and sworn to before me this 9th day of January, 20 25.

Ryan W. Payne

Notary Public

My Commission expires: June 26, 2029



RYAN W. PAYNE
Notary Public, State of Ohio
My Commission Expires:
June 26, 2029

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

TyQuazsha Reed, Tosha Colas, and Denaja Reed
2672 Pine Ridge Drive
Nashville, TN 37207

Name and address of property owner:

TyQuazsha Reed, Tosha Colas, and Denaja Reed
2672 Pine Ridge Drive
Nashville, TN 37207

This notarial act was performed with two-way audio/video technology using the Blend Signing Room.

202502060009151

Tennessee Certification of Electronic Document

I, Melissa Killmeyer 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 01/09/2025 (date of document).

Melissa Killmeyer
Affiant Signature

1/09/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 09 day of JANUARY, 2025

Shannon M Veltre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M VELTRE - Notary Public
Allegheny County
My Commission Expires June 24, 2028
Commission Number 1270193