Recordation Requested By/Return to:
20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. AMS-24107493-R

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

Karen Johnson Davidson County
Batch# 1238920 DEEDQC
02/20/2025 01:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250220-0012405

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
TAMMY POINTER AND LARRY POINTER	TAMMY POINTER AND LARRY POINTER	061-10-0-133-00
4108 SAUNDERS AVENUE NASHVILLE, TN 37216	4108 SAUNDERS AVENUE NASHVILLE, TN 37216	

Executed this 22 day of 10 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **TAMMY L. POINTER ALSO KNOWN AS TAMMY POINTER, MARRIED, HEREIN JOINED BY SPOUSE, LARRY POINTER,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **TAMMY POINTER, having 75% interest, AND LARRY POINTER having 25% interest, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 65 feet of Lot No. 29 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, Page 107, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 65 feet on the Southerly side of Virginia Avenue and extends back 278 feet on the Easterly line and 282 feet on the Westerly line, with the Easterly margin of Anderson Street, to dead line measuring 65 feet thereon.

Being the same premises conveyed to Tammy L. Pointer from Tammy L. Pointer (formerly Tammy L. Moore) by Deed dated 5/17/2017, and recorded on 5/23/2017, as Instrument No. 20170523-0050935 in the Register of Deeds Office in and for DAVIDSON County, Tennessee.

Property known as, 4108 SAUNDERS AVENUE, NASHVILLE, TN 37216
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 22 day of October, 20 24.

Tammy L. Pointer
A/K/A Tammy Pointer
TAMMY L. POINTER, A/K/A TAMMY POINTER

Larry Pointer
LARRY POINTER

STATE OF TN

COUNTY OF DAVIDSON

Before me, CLINTON BRYANT of the state and county mentioned, personally appeared **TAMMY L POINTER, A/K/A TAMMY POINTER AND LARRY POINTER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

Clinton Bryant
Notary Public
Printed Name: CLINTON BRYANT
My Commission Expires: 03-03-2025

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 day of OCTOBER, 2024.

Clinton Bryant
Notary Public
My commission expires: 03-03-2025

(seal)

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

True Certification of Electronic Document

I, Kim McAllister, 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 10/22/2024 (date of document).

Kim McAllister
Affiant Signature

10/22/2024
Date

State of PA

County of WASHINGTON

Sworn to and subscribed before me this 22nd day of October, 2024.

Glenn Zary
Notary's Signature

MY COMMISSION EXPIRES: 2-6-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Glenn Zary, Notary Public
Allegheny County
My Commission Expires February 6, 2027
Commission Number 1432259