Karen Johnson Davidson County
Batch# 1239570 DEEDQC
02/21/2025 11:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250221-0012963

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25659771

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Markette Lillian Troy**
Address of New Owner(s): **180 Sophia Drive, Antioch, TN 37013**

Property ID NUMBER: 176 01 0B 019.00

THIS INDENTURE, made and entered into this 14th day of February, 20 25, by and between **Markette Lillian Troy, a single Woman, and Bobby Troy, a single Man,** party of the first part ("Grantor"), and **Markette Lillian Troy, a single Woman,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Seventy-Three Thousand Four Hundred Forty-Nine Dollars and Fifty-Eight Cents ($73,449.58), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Markette Troy and Bobby Troy, by deed dated December 15, 2014 of record in Deed Instrument/Case No. 20150218-0014188, in the County Clerk's Office.

TMS: 176 01 0B 019.00

Property Address: 180 Sophia Drive, Antioch, TN 37013

This conveyance is subject to 2025 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74541950 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Markette Lillian Troy

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 14th day of Feb, 2025, before me personally appeared Markette Lillian Troy to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 14th day of Feb, 2025

Karen R. Campbell

Signature of Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

MCD 74541950 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Bobby Troy

STATE OF Tennessee

COUNTY OF Rutherford

Acknowledgement

On this 8th day of Feb, 2025, before me personally appeared Bobby Troy to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 8th day of February, 2025

Signature of Notary Public

KIMBERLY GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MCD 74541950 QC101 01 0105

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$308,600.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 67-4-409(a)(1)(C)(v)**

Affiant

Subscribed and sworn to before me this 14th day of Feb 2025

Notary Public Signature
My commission expires: Sept. 8, 2025

State of TN
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

MCD 74541950 QC101 01 0105

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 176 01 0B 019.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210 ON THE PLAN OF MAXWELL PLACE P.U. D. OF RECORD IN INSTRUMENT NO. 20050418-0042714 AS CORRECTED IN INSTRUMENT NO. 20050614-0067855, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 180 Sophie Dr, Antioch, TN 37013

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Markette Troy and Bobby Troy, by deed dated December 15, 2014 of record in Deed Instrument/Case No. 20150218-0014188, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Markette Lillian Troy, 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 02-14-2025 (date of document).

Markette Lillian Troy
Affiant Signature

Date 02-14-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of Feb., 2025

Notary Signature: Karen R. Campbell

My Commission Expires: Sept. 8, 2025

Notary Seal:

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

MCD 74541950 QC101 01 0105

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