Karen Johnson Davidson County
Batch# 1247999 DEEDQC
03/19/2025 11:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250319-0019663

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

Alexus McGlory
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 14 DAY OF March 2025.

Theresa Chambers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-02-2028

STATE OF TENNESSEE NOTARY PUBLIC THERESA CHAMBERS DAVIDSON COUNTY

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

SEND TAX BILLS TO:
New Owner

TAX MAP/PARCEL NO:
150-07-0-465.00

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, I, **ALEXUS B. MCGLORY, an unmarried woman,** by these presents do hereby quitclaim and convey unto **TEAM 9 REAL ESTATE SOLUTIONS, LLC, a Tenneessee 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, being Lot No. 6B on the Plan of Zone Lot Division Lots 6 and 7 Lakeshore Woods, Section One of record in Plat Book 6250, Page 482, Amending Plat Book 5200 Page 502, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexus B. McGlory, single woman by Warranty deed from Kenneth D. Davis, married of record in Instrument No. 20190502-0040821 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

THIS IS IMPROVED PROPERTY KNOWN AS: **3243 Anderson Road, 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 2025 and subsequent years.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 14TH day of MARCH 2025.

ALEXUS B. MCGLORY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXUS B. MCGLORY**, 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 14TH day of MARCH 2025

Notary Public

(SEAL)

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 05-08-2028

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

14TH day of MARCH, 2025.

Date: 3-14-2025

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 14TH day of MARCH, 2025.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires. 05-08-2028