Karen Johnson Davidson County
Batch# 1248677 DEEDQC
03/20/2025 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020755

Quitclaim Deed

2025-4

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 17 day of March, 2025.

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Anthony W. Holmes 3465 Calais Circle Antioch, TN 37013	NEW OWNER	150 09 0A 161.00

KNOW ALL MEN BY THESE PRESENTS that **Anthony W. Holmes and Lolita Holmes, NKA, Lolita Ordon,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Anthony W. Holmes, an unmarried man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING LOT NO. 339 ON THE PLAN OF FOREST VIEW PARK, SECTION X, PHASE ONE, AS OF RECORD IN PLAT BOOK 7900, PAGE 356, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY W. HOLMES AND LOLITA HOLMES, HUSBAND AND WIFE BY QUITCLAIM DEED FROM ANTHONY W. HOLMES, A MARRIED MAN DATED FEBRUARY 20, 2008 AND RECORDED MARCH 12, 2008 IN INSTRUMENT # 20080312-0024778, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property known as 3465 Calais Circle, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 17 day of March, 2025.

Anthony W. Holmes

Lolita Holmes NKA Lolita Ordon

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said county and state, the within named Anthony W. Holmes, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Louisiana
County of St John

Personally appeared before me, Willard Mitchell Jr a Notary Public in and for said county and state, the within named Lolita Holmes, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 14th day of March, 2025.

Notary Public
My Commission Expires: 12-31-2026

Willfred Mitchell, Jr., JP-48-6

Tennessee Certification of Electronic Document

I, April G Nichols, 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 March 17, 2025 (date of document).

Affiant Signature

March 17, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson