This instrument prepared by:
First American Title
4795 Regent Blvd.
Irving, Texas 75063
866-264-7799

File No.: **92184200LA**

Karen Johnson Davidson County
Batch# 1249210 DEEDQC
03/21/2025 01:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250321-0021436

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QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 3/8/2025, by and between Ronald L. Downing, Sr., who acquired title as a married man, , party of the first part, and Ronald L. Downing, Sr., a single man, , party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of MADISON, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

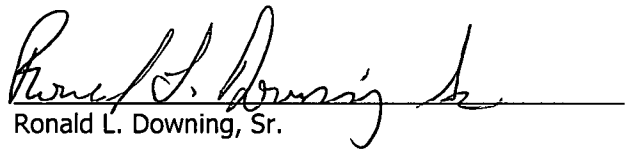
Exempt per T.C.A. 67-4-409(a)(3)(E)

Being the same property conveyed to the party of the first part by WARRANTY DEED Deed of record in: Book N\A, Page No. N\A or Instrument No.: 20190418-0035885 in said Registor's office.

X The property is improved with an address of: **809 CEDARCREST AVE, MADISON, Tennessee 37115**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.



Ronald L. Downing, Sr.

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Tressie M. Lewis (name of notary public), Ronald L. Downing, Sr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3/8/2025.

Notary Public

My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

Affiant

Subscribed and sworn to before me this the 3/8/2025.

Notary Public

My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
04305008500

NAME AND ADDRESS OF A PROPERTY OWNER:
Ronald L. Downing, Sr.
809 CEDARCREST AVE
MADISON TN 37115

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Point Digital Finance Inc.
444 High Street Floor 4
Palo Alto CA 94044

Exhibit "A"

Real property in the City of **MADISON**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 of Block "E" on the Plan of CRESTVIEW ESTATES, of record in Plat Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO RONALD L. DOWNING SR., A MARRIED MAN FROM JOHN C. SLATE AND BARBARA L. SLATE, HUSBAND AND WIFE, BY DEED DATED APRIL 15, 2019 AND RECORDED APRIL 18, 2019 IN INSTRUMENT NO. 20190418-0035885 OF OFFICIAL RECORDS.

Commonly known as: 809 CEDARCREST AVE, MADISON, TN 37115

APN #: **04305008500**

Tennessee Certification of Electronic Document

I, Tiffany DeHoney, 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 8th, 2025 (date of document).

Tiffany DeHoney

March 14, 2025
Date

State of TEXAS

County of DALLAS

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

Notary's Signature

MY COMMISSION EXPIRES: 5-2-2026

NOTARY'S SEAL

ELIZABETH RYAN
Notary Public, State of Texas
Comm. Expires 05-02-2026
Notary ID 126165718