Karen Johnson Davidson County
Batch# 1249525 DEEDQC
03/24/2025 12:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250324-0021885

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ25501380R

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

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
DONNA P. WOOTEN	DONNA P. WOOTEN	029 00 0 191.00
3895 CANTARUTTI RD JOELTON, TN 37080	3895 CANTARUTTI RD JOELTON, TN 37080	

Executed this 18th day of March 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **DONNA P. WOOTEN, UNMARRIED AND PATRICK N. WOOTEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **DONNA P. WOOTEN, UNMARRIED**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PREMISES CONVEYED UNTO DONNA P. WOOTEN AND SON PATRICK N. WOOTEN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY VIRTUE OF QUIT CLAIM DEED FROM DONNA P WOOTEN, UNMARRIED AND KEVIN WILLIAMS, TRUSTEE, DATED DECEMBER 11, 2018, RECORDED DECEMBER 19, 2018, IN INSTRUMENT: 20181219-0123221.

Property known as, 3895 CANTARUTTI RD, JOELTON, TN 37080
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 18th day of March, 2025.

Donna P. Wooten
DONNA P. WOOTEN

PATRICK N. WOOTEN

STATE OF Tennessee

COUNTY OF Davidson

Before me, Jonathan M. Clemons of the state and county mentioned, personally appeared **DONNA P. WOOTEN AND PATRICK N. WOOTEN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Notary Public
Printed Name: Jonathan M. Clemons
My Commission Expires: 9/20/2025

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Donna P. Wooten
Affiant

Subscribed and sworn to before me this the 18th day of March, 2025.

Notary Public
My commission expires: 9/20/2025

(seal)

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

202503240021885

Exhibit "A"
Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY MADE AUGUST 21, 1959, BY HICKERSON-MILLER, ENGINEERS - SURVEYORS, REVISED JANUARY 27, 1964, BY B.L. MILLER, JR., AND COMPANY, SURVEYORS, DESIGNATED AS TRACT ELEVEN, AS FOLLOWS: BEGINNING IN THE EASTERLY MARGIN OF CANTARUTTI ROAD AT A POINT LYING 65 FEET (MEASURED ALONG THE EASTERLY AND SOUTHEASTERLY MARGIN OF SAID ROAD) FROM THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO SUE T. VIACHES BY DEED OF RECORD IN BOOK 3254, PAGE 286; THENCE ALONG THE EASTERLY MARGIN OF SAID ROAD, S 12 DEG. 30 MIN. W, 150 FEET TO A POINT; THENCE S 77 DEG. 30 MIN. E 545 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF A BRANCH; THENCE CONTINUING WITH SAID BRANCH, N 71 DEG. 19 MIN. E 51 FEET, N 2 DEG. 15 MIN. E 70 FEET; N 18 DEG. 06 MIN. E 58 FEET TO A POINT; THENCE LEAVING SAID BRANCH N 77 DEG. 30 MIN. W 610 FEET, MORE OR LESS, TO THE BEGINNING.

Tennessee Certification of Electronic Document

I, A. Delgado, 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 03/18/2025 (date of document).

A. D

Affiant Signature

03/24/2025

Date

Commonwealth

~~State~~ of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 24 day of MARCH, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries