Karen Johnson Davidson County
Batch# 1265876 DEEDQC
04/30/2025 08:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250430-0033195

File No: 2003291430
Grantor's Loan No. 1525102620

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Thomas Noah Tellish and **Carley Tellish**, 2323 Crocker Springs Rd, Goodlettsville, TN 37072

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 023-00-0-016-00

QUITCLAIM DEED

Thomas Noah Tellish and **Carley Tellish, who acquired title as Carley Andrews,** husband and wife, who previously acquired title as unmarried people ("Grantor"), of **2323 Crocker Springs Rd, Goodlettsville, TN 37072**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Thomas Noah Tellish** and **Carley Tellish,** husband and wife ("Grantee"), whose tax mailing address is **2323 Crocker Springs Rd, Goodlettsville, TN 37072,** with quitclaim covenants, his/her/their interest in the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST R.O.W. OF CROCKER SPRINGS ROAD, SAID POINT BEING APPROXIMATELY 3300 FROM THE INTERSECTION OF CROCKER SPRINGS ROAD AND LICKTON PIKE, THENCE FOLLOWING THE R.O.W. OF CROCKER SPRINGS ROAD S 05-51-26 W 147.80 TO AN IRON PIN, THENCE WITH A CURVE TO LEFT WITH RADIUS OF 1,607,79', A CHORD BEARING OF S 03-23-54 W WITH AN ARC LENGTH OF 245.23' TO AN IRON PIN, THENCE LEAVING SAID R.O.W N87-58-14 W 371.43' TO AN IRON PIN, THENCE N 02-01-46 E 405.57"TO AN IRON PIN, THENCE S 86-01-17 E 387.37 TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED OCTOBER 8, 2020.

Assessor's Parcel No: 023-00-0-016-00

Property Address is: 2323 Crocker Springs Rd, Goodlettsville, TN 37072

BEING THE SAME PROPERTY CONVEYED TO THOMAS NOAH TELLISH, UNMARRIED MAN AND CARLEY ANDREWS, UNMARRIED WOMAN FROM DEREK STEELEY HATTAWAY, UNMARRIED AND TRELLEY RONDAL JONES, UNMARRIED, DATED 03/19/2024, RECORDED 03/21/2024, DEED INSTRUMENT NO. 20240321-0019550, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 24, 2025:

Thomas Noah Tellish

Carley Tellish, who acquired title as Carley Andrews

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Thomas Noah Tellish** and **Carley Tellish,** personally known to me, or has produced TN Drive License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of April, 2025.

Notary Public

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
Oct. 4, 2027

STATE OF Tennessee
COUNTY OF Davidson

I, or we, 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 on this the 24 day of April, 2025.

Notary Public

My Commission Expires: 10/04/2027

SEAL

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 04/28/2025 (date of document).

NJW BK

Affiant Signature

4-28-2025

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries