This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1283547 DEEDQC
06/09/2025 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045216

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Maria Escobar
Affiant Signature

Subscribed and sworn to before me on this the 6 day of JUNE, 2025

Notary Public

My Commission expires 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Artie D London, Ruby London and Ozella London
2960 Kinwood Dr
Antioch TN 37013

SEND TAX BILLS TO:
Artie D London, Ruby London and Ozella London
2960 Kinwood Dr
Antioch TN 37013

MAP AND PARCEL NUMBER: 1500900700

QUITCLAIM DEED

25NT00585

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Artie D. London and Ozella London

By these presents do remise, release and **QUITCLAIM** unto

Artie D. London, Ruby London and Ozella London, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of Forest View Park, Section I, as of record in Book 3700, Pages 109 and 110, Register's Office for said County.

Said Lot No. 111 fronts 80.0 feet on the easterly side of Kinwood Drive, and extends back between parallel liens 172 feet, passing a witness line of 145.00 feet, to deed line in the rear, measuring 80.00 feet thereon.

Being the same property conveyed to Artie D. London and Ozella London from Artie D. London and Ruby W. London, by Quitclaim Deed dated 10/05/2010 and recorded 10/06/2010 in Instrument No. 20101006-0079932, Register's Office of said County.

Being the same property conveyed to Artie D. London and Ruby London, husband and wife, from Artie D. London and Ruby, husband and wife, and Wilkes London, Sr. and Ozella London, husband and wife by Quitclaim Deed, dated 12/12/1997 and recorded 12/23/1997 in Book 10731, page 560, registers' office of Davidson County, Tennessee. The said Wilkes London Sr. having since died on 07/11/2009.

Being the same property conveyed to Artie D. London, Wiles London, Sr. and Ozella London from Ronald E. Woxberg and wife, Evelyn Marie Woxberg, by Warranty Deed dated 08/23/1979 and recorded 09/26/1979 in Book 5505, page 104, Register's Office of said County.

This is an improved property commonly known as: 2960 Kinwood Dr, Antioch, TN 37013-1340

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 our hands this 5 day of June, 2025.

Artie D. London

Artie D London

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Artie D London**, the within named bargainer, 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 and official seal at office, this 5 day of June, 2025.

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/3/28.

Ozella London

Ozella London

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Ozella London**, the within named bargainer, 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 and official seal at office, this 5 day of June, 2025.

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/3/28.

Ruby W London

Ruby London

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Ruby London**, the within named bargainer, 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 and official seal at office, this 5 day of June, 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/5/25 (date of document).

Affiant Signature

6/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9TH of JUNE, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26