Karen Johnson Davidson County
Batch# 1296962 DEEDQC
07/11/2025 03:35:30 PM 6 pgs
Fees: $33.00 Taxes: $55.50
20250711-0054923

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10724847

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 086-16-0-067

QUITCLAIM DEED

THIS DEED made and entered into on this 3 day of July, 20 25, by and between **Sheri Joseph, unmarried** and **Derek Joseph, unmarried, as tenants in common,** residing at 4113 Woodway Lane, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Sheri Joseph, an unmarried woman,** residing at 4113 Woodway Lane, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FIFTEEN THOUSAND and NO/100 ($15,000.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4113 Woodway Lane, Hermitage, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/23/2012 under Instrument Number: 20120123-0006355 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SHERI JOSEPH
Sheri Joseph

STATE OF Florida
COUNTY OF Duval

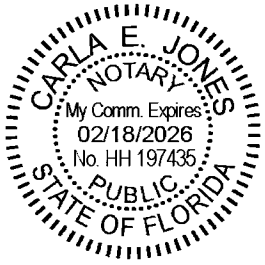
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sheri Joseph** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Duval County Florida, this 3 day of July, 20 25.

Carla E. Jones
Notary Public

My Commission expires: 02/18/2026

This notarial act was performed with 2-way audio-video technology using the Blend Signing Room



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Derek Joseph

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Derek Joseph** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Olive Branch, MS., this 1st day of July, 2025.

Douglas Weeks Jr
Notary Public

My Commission expires: 8-5-2026

State of Mississippi
DOUGLAS WEEKS JR. Notary Public
Harrison County
My Commission Expires August 5, 2026
Commission Number 124950

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $15,000.00.

SHERI JOSEPH
Affiant

Print Name: SHERI JOSEPH

STATE OF Florida
COUNTY OF Duval

Subscribed and sworn to before me this 3 day of July, 20 25.

Carla E. Jones
Notary Public
My Commission Expires: 02/18/2026

CARLA E. JONES NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires 02/18/2026 No. HH 197435

Name and address for person(s) responsible for taxes:

Sheri Joseph
4113 Woodway Lane
Hermitage, TN 37076

Name and address of property owner:

Sheri Joseph
4113 Woodway Lane
Hermitage, TN 37076

This notarial act was performed with 2-way audio-video technology using the Blend Signing Room

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 85, Section 5, on the Plan of Valley Grove Subdivision, as shown on Plat of record in Plat Book 5200, Pages 583, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same which Derek Ronald Joseph (being one and the same as Derek Joseph) and Sheri Lee Joseph (being one and the same as Sheri Joseph) by Deed dated January 18, 2012 and recorded January 23, 2012 in the County of Davidson, State of Tennessee, in Instrument: 20120123-0006355, conveyed unto Sheri Joseph and Derek Joseph, as tenants in common.

Parcel ID Number: 086-16-0-067

Property commonly known as: 4113 Woodway Lane, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, Sheraye Motton, 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 July 03, 2025 (date of document).

Sheraye Motton
Affiant's Signature

July 11, 2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of July, 2025.

Erica M Amendola
Notary's Signature

MY COMMISSION EXPIRES: 3-26-27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ERICA M AMENDOLA - Notary Public
Allegheny County
My Commission Expires March 26, 2027
Commission Number 1289560