Karen Johnson Davidson County
Batch# 1302789 DEEDQC
07/28/2025 09:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250728-0059223

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Candace L. Smith
4701 Chutney Drive
Antioch, TN 37013

MAIL TAX STATEMENT TO:
Candace L. Smith
4701 Chutney Drive
Antioch, TN 37013

MAP PARCEL NUMBERS:
Map/Parcel: 165 14 0 021.00
UNLS 1277336

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Candace L. Smith, unmarried, who acquired title as married by these presents do hereby quitclaim and convey unto the said Candace L. Smith, unmarried, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update marital status.

This is unimproved (X) property known as 4701 Chutney Drive, Antioch, TN 37013
Improved ( )

Whenever 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 hand this 17 day of July, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Candace L. Smith

My Commission Expires
May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, J. Warren Evans, a Notary Public in and for said County and State, Candace L. Smith the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville, Tennessee this 17 day of July, A.D., 2025.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: May 8, 2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 17 day of July, 2025.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 297 ON THE PLAN OF PEPPERTREE FOREST, SECTION 11 OF RECORD IN PLAT BOOK 8250, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Candace L. Smith, married by Deed from David Washington of record as Document No. 20140603-0047736, said Register's Office.

Tennessee Certification of Electronic Document

I, Tiffany Joseph, 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 07/17/2025 (date of document).

Affiant Signature

07/17/2025
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 17 day of JULY, 2025.

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028

Notary's Signature

MY COMMISSION EXPIRES: June 8, 2028

NOTARY'S SEAL