Karen Johnson Davidson County
Batch# 1306280 DEEDQC
08/06/2025 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250806-0062296

File No: TN-2507-024570-PR

After Recording, Send to:
Bridgett L Alexander and Sherman Howard
109 Brandy Ct., Antioch, TN 37013

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:
Bridgett L Alexander and Sherman Howard,
109 Brandy Ct., Antioch, TN 37013

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: 165 13 0A 132.00

QUITCLAIM DEED

Bridgett L. Alexander, married to Grantee herein ("Grantor"), of **109 Brandy Ct., Antioch, TN 37013**, 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 **Bridgett L Alexander** and **Sherman Howard,** wife and husband, as tenants in common ("Grantee"), whose tax mailing address is **109 Brandy Ct., Antioch, TN 37013,** with quitclaim covenants, his/her/their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 456, on the Plan of Peppertree Forest, Section Ten, P.U.D., as shown on plat of record in Plat Book 7900, page 938, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Property Address is: 109 Brandy Ct., Antioch, TN 37013

Parcel ID: 165 13 0A 132.00

And Being the same property conveyed to Bridgett L. Alexander by Warranty Deed from Mark Broadstreet, unmarried Recorded 12/08/2006 in Instrument No. 20061208-0151865 in the Office of the Davidson County Clerk.

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 17 July, 2025.

Bridgett L. Alexander

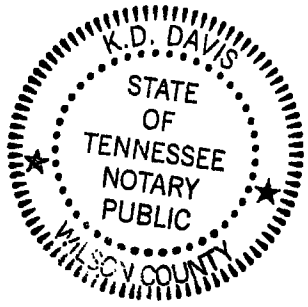
Bridgett L. Alexander

STATE OF TN
COUNTY OF Wilson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Bridgett L. Alexander**, personally known to me, or has produced DL, 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 17 day of July, 2025.

K.D. Davis
Notary Public



STATE OF Tennessee
COUNTY OF Wilson

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.

Bridgett R. Alexander
Affiant

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

Notary Public

My Commission Expires: 1/31/27

SEAL

K.D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

Sandee Kim

I, ~~**Maribel Shmuel**~~ 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 7.17.25 (date of document).

Affiant Signature

8.5.25
Date

State of California

County of Orange

Sworn to and subscribed before me this 5th day of August, 2025

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

A. Ser.
Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL