Karen Johnson Davidson County
Batch# 1315570 DEEDQC
08/28/2025 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250828-0068857

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3585711-7

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

Tax ID No.: 058090A00800CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 15th day of August, 2025, by and between **Erica R. Reynolds A/K/A Erica Reynolds, an unmarried woman, individually and as Personal Representative of the Estate of Sherrie A. Reynolds-Atekha A/K/A Sherrie Reynolds, deceased,** residing at 2032 Harvest Ln, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Erica R. Reynolds, an unmarried woman,** residing at 2032 Harvest Ln, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) 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: 2032 HARVEST LN, NASHVILLE, TN 37218

Being the same property conveyed to the Grantor(s) in a Deed recorded on 6/29/2010 under Instrument No. 20100629-0050847 and Personal Representative Statement filed 11/30/2020 as Docket No. 20P943 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.

Erica R. Reynolds A/K/A Erica Reynolds

Personal Representative of the Estate

Erica R. Reynolds A/K/A Erica Reynolds, as Personal Representative of the Estate of Sherrie A. Reynolds-Atekha A/K/A Sherrie Reynolds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Erica R. Reynolds A/K/A Erica Reynolds, an unmarried woman, individually and as Personal Representative of the Estate of Sherrie A. Reynolds-Atekha A/K/A Sherrie Reynolds** 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 Nashville, TN, this 15th day of August, 20 25.

Notary Public

My Commission expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $0.00.

Affiant

Print Name: Erica R. Reynolds

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of August, 2025.

Notary Public
My Commission Expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Erica R. Reynolds
2032 HARVEST LN
NASHVILLE, TN 37218

Name and address of property owner:

Erica R. Reynolds
2032 HARVEST LN
NASHVILLE, TN 37218

EXHIBIT A
LEGAL DESCRIPTION

Lot 8 of Creekside Trials, Phase 1, as shown on Plat of record in Instrument Number 20001026-0106269, register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property as conveyed from The bank of New York Mellon Trust Company, N.A. fka, the bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as trustee, mortgage Asset-Backed pass-through certificates, Series 2005-RP1 by Residential Funding Company, LLC, Attorney in Fact to Erica R. Reynolds, an unmarried woman and Sherrie A. Reynolds-Atekha,, an unmarried woman as set forth in Deed Instrument #20100629-0050847 dated 06/23/2010, recorded 06/29/2010, DAVIDSON County, TENNESSEE.

Parcel ID Number: 058090A00800CO

Property commonly known as: 2032 HARVEST LN, NASHVILLE, TN 37218

Tennessee Certification of Electronic Document

I, Shatika Brady, 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 8/15/25 (date of document).

Affiant Signature

8/15/25
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 15th day of August, 2025.

Notary Public
My Commission Expires: 5/8/2029

