Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26622278R

Karen Johnson Davidson County
Batch# 1408954 DEEDQC
04/21/2026 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260421-0032628

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(C)(i)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
LAUREEN R. CHANDLER	LAUREEN R. CHANDLER	173-06-0B-005-00–CO
2212 WORTHINGTON AVE ANTIOCH, TN 37013	2212 WORTHINGTON AVE ANTIOCH, TN 37013	

Executed this 15 day of April 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **LAUREEN R. CHANDLER, WHO ERRONEOUSLY ACQUIRED TITLE AS LAUREN R. EASLEY, UNMARRIED AND WILSON CHANDLER, UNMARRIED, NOW DIVORCED FROM THE BONDS OF MATRIMONY AND WHO ACQUIRED TITLE TOGETHER AS UNMARRIED INDIVIDUALS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **LAUREEN R. CHANDLER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property known as, 2212 WORTHINGTON AVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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 my hand this 15 day of April, 2026.

Laureen R. Chandler
LAUREEN R. CHANDLER

WILSON CHANDLER

STATE OF TN

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **LAUREEN R. CHANDLER AND WILSON CHANDLER** to me known to be the person(s) described in and who executed the foregoing instrument ~~for the purposes therein~~ contained.
(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 07/03/28

OATH OF VALUE CONSIDERATION

STATE OF PA
COUNTY OF Bucks

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 20th day of April, 2026.

Notary Public
My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Kathleen Smith, Notary Public
Philadelphia County
My Commission Expires December 12, 2027
Commission Number 1440742
(seal)

Exhibit "A"
Legal Description

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 5 ON THE PLAN OF FINAL PLAT, CAMBRIDGE PARK SUBDIVISION, PHASES 2 AND 3 OF RECORD IN PLAT AT INSTRUMENT NO. 20160609-0058582, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PREMISES CONVEYED UNTO LAUREN R. EASLEY AND WILSON CHANDLER BOTH UNMARRIED, BY VIRTUE OF WARRANTY DEED FROM PAMELA HALL, UNMARRIED, DATED AUGUST 17, 2021, RECORDED AUGUST 23, 2021, IN INSTRUMENT: 20210823-0113678.

PARCEL ID: 173-06-0B-005-00—CO

Pursuant to Dissolution of Marriage (Divorce) Judgment filed in Davidson County, TN on 3/3/2026 as Case Number 25D1744

Tennessee Certification of Electronic Document

I, Kathleen Smith, 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 4-15-26 (date of document).

Affiant Signature

April 20, 2026
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 20th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries