Karen Johnson Davidson County
Batch# 1428365 DEEDQC
06/05/2026 03:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260605-0051086

File No: 2006334095

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Chiquita Jones, 420 Walton Ln, Apt E24., Madison, TN 37115

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: 051-15-0A-024-00

QUITCLAIM DEED

Chiquita Jones FKA Chiquita Waneka Gooch, surviving spouse of Charles Lamont Gooch, who passed from this life on 11/28/2023 as evidenced by the Tennessee Certificate of Death at State File No. 2023 076410 ("Grantor"), of **420 Walton Ln, Apt E24., Madison, TN 37115**, 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, releases and quitclaims to **Chiquita Jones,** unmarried ("Grantee"), whose tax mailing address is **420 Walton Ln, Apt E24., Madison, TN 37115,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. E24, OF QUAIL CREEK CONDOMINIUMS, A CONDOMINIUM, FILED AS EXHIBIT TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6328, PAGE 44, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AND AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

Assessor's Parcel No: 051-15-0A-024-00

Property Address is: 420 Walton Ln, Apt E24., Madison, TN 37115

BEING THE SAME PROPERTY CONVEYED TO CHARLES LAMONT GOOCH AND WIFE, CHIQUITA WANEKA GOOCH, FROM BRITTANY SKY STANLEY NOW BRITTANY MCRAY, MARRIED, DATED 01/06/2020, RECORDED 01/10/2020, DEED INSTRUMENT NO. 20200110- 0003583, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

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 May 22, 2026:

Chiquita Jones FKA Chiquita Waneka Gooch

Chiquita Jones FKA Chiquita Waneka Gooch

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Chiquita Jones FKA Chiquita Waneka Gooch**, personally known to me, or has produced Drivers License, 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 22 day of May, 2026.

Notary Public

My Commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

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.

Chiquita Jones
Affiant

Subscribed and sworn to before me on this the 22 day of May, 2026.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, 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 5-22-26 (date of document).

Affiant Signature

5/26/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 26th day of May, 2026.

Notary's Signature Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923