Karen Johnson Davidson County
Batch# 1437175 DEEDQC
06/23/2026 10:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260623-0056395

This Instrument Prepared By:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108

Return to:
Mortgage Connect, L.P.
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3843597

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Tax Map Parcel No:**
Tovitha Williams 3528 CHANDLER COVE WAY ANTIOCH TN, 37013	Tovitha Williams 3528 CHANDLER COVE WAY ANTIOCH TN, 37013	173-16-O-A-199.00CO

Property Address:
3528 CHANDLER COVE WAY
ANTIOCH TN, 37013

Exempt pursuant to Sect. § 66-5-209 (5)

FOR AND IN CONSIDERATION OF Zero Dollars 00/100 ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Tovitha Williams, joined by spouse, Dennis Williams, for marital purposes,** having an address of 3528 CHANDLER COVE WAY, ANTIOCH TN, 37013 hereinafter called the GRANTOR, has this day convey, transfer, re mise, release, relinquish and quitclaim unto **Tovitha Williams and Dennis Williams, a married couple** hereinafter called the GRANTEE, the following described property, having an address of 3528 CHANDLER COVE WAY, ANTIOCH TN, 37013 hereinafter and being situated and located in Davidson County, Tennessee, to wit: All right, title, interest in property

See Exhibit A attached hereto and made a part hereof.

The above-described property is improved property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of January, 2026

GRANTOR:

Dennis Williams

STATE OF Tn

COUNTY OF Davidson

Before me, Tonya Greer, a Notary Public, of the State and County mentioned, personally appeared Dennis Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be N/A the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 26 day of January 2026

Notary Public

My Commission Expires: 4/21/29

[Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of January 2026

GRANTOR:

Tovitha Williams

Tovitha Williams

STATE OF Tn

COUNTY OF Dawson

Before me, Tonya Greer, a Notary Public, of the State and County mentioned, personally appeared Tovitha Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be NA the within named Grantor and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 26 day of January, 2026

Tonya Greer

Notary Public

My Commission Expires: 4/21/29

[Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TN

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/ Grantee: Tonitha Williams

Subscribed and sworn to before me this 26 day of January, 2026

Notary Public

My Commission Expires: 4/21/29



[Notary Seal]

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 141, on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from Beazer Homes Corp., a Tennessee corporation to Tovitha Williams as set forth in Deed Instrument #20061103-0137060 dated 10/19/2006, recorded 11/03/2006, DAVIDSON County, TENNESSEE.

Tax ID: 173-16-O-A-199.00CO

Tennessee Certification of Electronic Document

I, Laurie Rux, 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 January 26, 2026.

Laurie Rux
Affiant Signature

02.02.2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 08.21.2027

NOTARY'S SEAL

Commonwealth of Pennsylvania – Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

3843597

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