Karen Johnson Davidson County
Batch# 1443293 DEEDQC
07/08/2026 12:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260708-0061590

File No: 2006732754
Grantor's Loan No. 2492296293

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:
Joy Tyree, 459 Janette Ave., Goodlettsville, TN 37072

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: 03413000400

QUITCLAIM DEED

Joy Tyree, who acquired title as Joy Lynn Vester, unmarried ("Grantor"), of **459 Janette Ave., Goodlettsville, TN 37072**, 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 **Joy Tyree,** an unmarried woman ("Grantee"), whose tax mailing address is **459 Janette Ave., Goodlettsville, TN 37072,** 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:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NO. 80 ON THE PLAN OF GATEWAY, SECTION I, AS OF RECORD BOOK 3300, PAGES, 39 AND 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 90.3 FEET ON THE SOUTHERLY SIDE OF JANETTE AVENUE AND RUNS BACK 149.5 FEET MORE OR LESS ON THE EASTERLY LINE AND 164 FEET MORE OR LESS ON THE WESTERLY LINE, TO DRY CREEK, MEASURING 65 FEET THEREON.

Assessor's Parcel No: 03413000400

Property Address is: 459 Janette Ave., Goodlettsville, TN 37072

BEING THE SAME PROPERTY CONVEYED TO JOY LYNN VESTER FROM A.L. JOHNSON AND WIFE, FLOY F. JOHNSON, DATED 07/30/1974, RECORDED 10/30/1974, DEED BOOK 4864, PAGE 497, 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 30 June, 20 26:

Joy Tyree

Joy Tyree, who acquired title as Joy Lynn Vester

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Joy Tyree, who acquired title as Joy Lynn Vester**, 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 30Th day of June, 2026.

Angie Seriana
Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires Oct. 20, 2026

STATE OF Pennsylvania
COUNTY OF Allegheny

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

Affiant Sara Majetic

Subscribed and sworn to before me on this the 6th day of July, 2026.

Beth Ann Henderson
Notary Public

My Commission Expires: 5/23/29

SEAL

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

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 6/30/26 (date of document).

N.J.W.B.K
Affiant Signature

07/06/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 6th day of July, 2026.

Beth Ann Henderson
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