Karen Johnson Davidson County
Batch# 1446666 DEEDQC
07/14/2026 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260714-0063653

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26645279R

This Instrument Prepared By:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

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(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
LINDA V. SOBEL	LINDA V. SOBEL	095 07 0 129.00
211 CLOVERDALE CT NASHVILLE, TN 37214	211 CLOVERDALE CT NASHVILLE, TN 37214	

Executed this 10 day of July 2026

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **LINDA V. SOBEL FKA LINDA V. DUBIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **LINDA V. SOBEL, 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, 211 CLOVERDALE CT, NASHVILLE, TN 37214
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 16 day of July, 2026.

Linda V. Sobel FKA Linda V. Dubin

LINDA V. SOBEL FKA LINDA V. DUBIN

STATE OF TN

COUNTY OF Davidson

Before me, Tonya Greer of the state and county mentioned, personally appeared **LINDA V. SOBEL FKA LINDA V. DUBIN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tonya Greer

Notary Public Tonya Greer
Printed Name: Tonya Greer
My Commission Expires: 4/21/29

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

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

Linda V. Sobel FKA Linda V. Dubin

Affiant

Sworn to and subscribed before me, this the 16 day of July, 2026

Tonya Greer

Notary Public
My commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(seal)

Exhibit "A"
Legal Description

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF MERRY OAKS SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 2330, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO LINDA V. DUBIN AND HUSBAND, JOSEPH DUBIN, BY VIRTUE OF WARRANTY DEED FROM MARK KING AND WIFE, JOANNE J. KING, DATED DECEMBER 27, 2005, RECORDED JANUARY 3, 2006, IN INSTRUMENT: 20060103-0000216. BEING THE SAME PREMISES CONVEYED UNTO LINDA V. DUBIN, BY VIRTUE OF QUIT CLAIM DEED FROM JOSEPH DUBIN, DATED DECEMBER 17, 2014, RECORDED DECEMBER 30, 2014, IN INSTRUMENT: 20141230-0118675.

PARCEL ID: 095 07 0 129.00

Tennessee Certification of Electronic Document

I, Khadijah Williams, 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 7/6/2026 (date of document).

Khadijah Williams
Affiant Signature

7/14/2026
Date

State of PA

County of BUCKS

Sworn to and subscribed before me this 14th day of July, 2026.

Kathleen Smith
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

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