Karen Johnson Davidson County
Batch# 1456500 DEEDQC
08/07/2026 11:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260807-0072933

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26660684R

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
KRISANN CHRISTIAN & CHRISTOPHER	LAYMAN KRISANN CHRISTIAN CHRISTOPHER LAYMAN	149 02 0 132.00
4912 OAK BARREL DR ANTIOCH, TN 37013	4912 OAK BARREL DR ANTIOCH, TN 37013	

Executed this 29 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 **KRISANN CHRISTIAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **KRISANN CHRISTIAN, UNMARRIED AND CHRISTOPHER LAYMAN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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, 4912 OAK BARREL DR, 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 29 day of July, 2026

KRISANN CHRISTIAN

STATE OF TN

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **KRISANN CHRISTIAN** 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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

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 29 day of July 2026 20___.

Notary Public
My commission expires: 07/03/28 (seal)

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand this 29 day of July, 20 26

KRISANN CHRISTIAN

STATE OF TN

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **KRISANN CHRISTIAN** 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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 07/03/18

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

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 _____ day of _____, 20___.

Notary Public
My commission expires:

(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. 8 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE FOUR, OF RECORD IN PLAT BOOK 7900, PAGE 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO KRISANN CHRISTIAN, AN UNMARRIED WOMAN, BY VIRTUE OF WARRANTY DEED FROM JAMES L. RUFFIN AND RACHEL T. RUFFIN, HUSBAND AND WIFE, DATED DECEMBER 31, 2024, RECORDED DECEMBER 31, 2024, IN INSTRUMENT: 20241231-0101591.

PARCEL ID: 149 02 0 132.00

Tennessee Certification of Electronic Document

I, Bennett Morrell, 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 7/29/2026 (date of document).

Affiant Signature

8/3/2026
Date

State of PA

County of Bucks

Sworn to and subscribed before me this 3rd day of August, 2026.

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