Karen Johnson Davidson County
Batch# 1459479 DEEDQC
08/13/2026 03:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260813-0075755

Recordation Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
2300 EAST LINCOLN HWY SUITE 700
LANGHORNE, PA 19047
File No. NZ26659812TA

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.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
KERENSA SUSAN LINDEY	KERENSA SUSAN LINDEY	03405008800
206 ALTA LOMA ROAD MADISON, TN 37115	206 ALTA LOMA ROAD MADISON, TN 37115	

Executed this 4th day of August 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **KERENSA SUSAN LINDEY, UNMARRIED WHO ACQUIRED TITLE AS MARRIED AS HER SEPARATE PROPERTY,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **KERENSA SUSAN LINDEY, UNMARRIED AS HER SEPARATE PROPERTY**, 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

Being the same premises conveyed to KERENSA SUSAN LINDEY, MARRIED AS HER SEPARATE PROPERTY from KERENSA SUSAN LINDEY, MARRIED, WHO ACQUIRED TITLE AS SUSAN J. COURTEMANCHE, UNMARRIED, by Deed dated 05/13/2021, and recorded on 05/20/2021, as Instrument No. 20210520-0068755 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as, 206 ALTA LOMA ROAD, MADISON, TN 37115
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 4th day of August, 20 26.

KERENSA SUSAN LINDEY

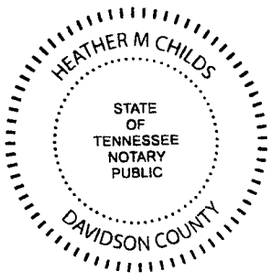
STATE OF Tennessee

COUNTY OF Davidson

Before me, Heather M. Childs of the state and county mentioned, personally appeared **KERENSA SUSAN LINDEY,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Heather M. Childs
My Commission Expires: 11/05/2029



OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

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 4th day of August, 2026.

Notary Public
My commission expires: 11/05/2029

(seal)

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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. 5 ON THE PLAN OF GREGORY'S UNRECORDED RE SUBDIVISION OF PART OF LOT NO. 19 ON THE MAP OF BRANSFORD REALTY CO.'S ALLA LOMA SUBDIVISION OF RECORD IN PLAT BOOK 421. PAGE 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, SURVEYOR, DATED JUNE 26, 1978 AS FOLLOWS: SAID LOT NO. 5 FRONTS 55 FEET ON THE SOUTHERLY MARGIN OT ALTA LOMA ROAD AND RUNS BACK 226.4 FEED ON THE WESTERLY MARGIN AND 225.9 FEET ON THE EASTERLY MARGIN TO A DEAD LINE IN THE REAR WHEREON IT MEASURES 50 FEET.

PARCEL ID: 03405008800

Tennessee Certification of Electronic Document

I, Bryn Conlan, 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 8-4-26 (date of document).

Affiant Signature

8-10-26
Date

State of Pennsylvania

County of Bucks

Sworn to and subscribed before me this 10th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Bucks County
My commission expires May 17, 2027
Commission number 1262568
Member, Pennsylvania Association of Notaries