Davidson County DEEDQC
Recvd: 02/29/16 09:47 3 pgs
Fees:17.00 Taxes:0.00
20160229-0018768

PREPARED BY:
Sturdivant Property Pros, PLLC
P.O. Box 184
Antioch, TN 37011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of February, 2016.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:
Sturdivant Property Pros, PLLC
P.O. Box 184
Antioch, TN 37011

SEND TAX BILLS TO:
New Owner

Map & Parcel: 014909014500

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jessica Sanchez, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Sturdivant Property Pros, PLLC, a Tennessee professional limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 88, Barclay Square, Section III, as shown on plat of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jessica Sanchez, unmarried, from The Estate of Albert L. Southon by Michael Stephen Southon, Executor, by Warranty Deed, of record in Instrument No. 20120727-0066179, Register's Office for Davidson County, Tennessee.

This is improved property known as 4816 Barclay Square Drive, Antioch, TN 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of February, 2016.

Jessica Sanchez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jessica Sanchez, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of February, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

