Davidson County DEEDQC
Recvd: 07/12/17 15:46 4 pgs
Fees:22.00 Taxes:0.00
20170712-0070309

AFTER RECORDING RETURN TO:
Vanessa Regina Moore
Bobby Hancock
7146 Douglas Road
Joelton, TN 37080
File No. T-160421

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 014-00-0-063.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 14th day of July, 2017, by and between **Vanessa Regina Moore, a married woman, sole owner**, Joined by her Husband Bobby Hancock with a mailing address of 7146 Douglas Road, Joelton, TN 37080, hereinafter referred to as Grantor(s) and **Vanessa Regina Moore, married woman and Bobby Hancock, married man, as Husband and wife, joint tenants with rights of survivorship**, a mailing address of 7146 Douglas Road, Joelton, TN 37080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 OF THE FINAL PLAT OF THE KRANTZ LOTS, A PLAN OF WHICH IS OF RECORD AS INSTRUMENT NUMBER 20050328-0032337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, SAID PROPERTY BEING FORMERLY IDENTIFIED AS LOT NO. 29 OF THE UNRECORDED PLAN OF THE BIDWELL PROPERTY.

PARCEL ID: 014-00-0-063.00

Being the same property as transferred by Warranty Deed on 02/21/2006 and recorded 02/27/2006 from JOE N. SMITH, MARRIED to VANESSA REGINA MOORE, recorded in Document Number 20060227-0022413

Also known as: 7146 Douglas Road, Joelton, TN 37080

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Vanessa Regina Moore

Vanessa Regina Moore

Bobby Hancock

Bobby Hancock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Vanessa Regina Moore and Bobby Hancock, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 7th day of July, 2017.

Shelly Scholten

Notary Public
My Commission expires: September 7, 2020

SHELLY SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 7, 2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Vanessa Moore
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 7th day of July, 2017.

Shelly Scholten
Notary Public
My Commission Expires: September 7, 2020

SHELLY SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 7, 2020

Name and address for person(s) responsible for taxes:

Vanessa Regina Moore and Bobby Hancock
7146 Douglas Road
Joelton, TN 37080

Name and address of property owner:

Vanessa Regina Moore and Bobby Hancock
7146 Douglas Road
Joelton, TN 37080

Certificate of Authenticity

I, Matthew Gontarek, do hereby make oath that I am a licensed attorney and/or 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

Signature

State of Maryland

County of Montgomery

Personally appeared before me, Natasha D. Squires, a notary public for this county and state, Matthew Gontarek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: Oct 12th 2017

Notary's Seal (if on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017