AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 11613120

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 164080C02200CO

Davidson County DEEDQC
Recvd: 07/31/17 16:05 4 pgs
Fees:22.00 Taxes:0.00
20170731-0077641

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of July, 17, by and between **RACHAEL FULKS, UNMARRIED AND CHRISTOPHER WEDGEWORTH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, a mailing address of 744 Pin Oak Drive, Antioch, TN 37013 hereinafter referred to as Grantor(s) and **CHRISTOPHER WEDGEWORTH, AN UNMARRIED MAN**, a mailing address of 744 Pin Oak Drive, Antioch, TN 37013, 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:

BEING LOT NO. 118, ON THE PLAN OF FINAL PLAT, SECTION ONE, HAMILTON CHASE OF RECORD IN INSTRUMENT 200510250128977, AS CORRECTED IN INSTRUMENTS 200510310131297 AND 200510310131368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Rachael Fulks, Unmarried, and Christopher Wedgeworth, Unmarried, as tenants in common with right of survivorship by Fee Simple Deed from Dennis H. Smith By Edna K. Smith, His Attorney In Fact and Edna K. Smith, husband and wife as set forth in Inst# 20140703-0058920 dated 06/30/2014 and recorded 07/03/2014, Davidson County Records, State of Tennessee.

Property commonly known as: 744 Pin Oak Drive, Antioch, TN 37013

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.

Rachael Fulks
RACHAEL FULKS

CHRISTOPHER WEDGEWORTH

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned notary public of the aforesaid County and State, RACHAEL FULKS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Smyrna TN, this 26 day of July, 20 19

Notary Public
My Commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CHRISTOPHER WEDGEWORTH, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Smyrna TN this 26 day of July, 20 19.

Notary Public
My Commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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, 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.

Affiant

STATE OF TN
COUNTY OF Rutherford

Sworn to before me this 26 day of July, 2017.

Notary Public
My Commission Expires: 6.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

CHRISTOPHER WEDGEWORTH
744 PIN OAK DRIVE
ANTIOCH, TN 37013

Name and address of property owner:

CHRISTOPHER WEDGEWORTH
744 PIN OAK DRIVE
ANTIOCH, TN 37013

True Copy Certification

I, _____KRISTIE LAKE _____, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of _____PA___

County of _____ALLEGHENY_

Personally appeared before me LISA MARIE DISANZO, a notary public for this county and state, KRISTIE LAKE 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: ____AUG 23, 2018_____
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lisa Marie DiSanzo, Notary Public
Freedom Boro, Beaver County
My Commission Expires Aug. 23, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES