Bill Garrett Davidson County
Batch# 13439 DEEDQC
10/13/2017 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171013-0105269

This Instrument Prepared By:
John D. Stevens, Esq.
161 Court Square
Huntingdon, Tennessee 38344
(731) 307-4009

Prepared Without Title Option

Property Address and Owner:
James and Tonya Fox
668 Rehnea Drive
Old Hickory, Tennessee 37138

Mail Tax Statement to:
James & Tonya Fox
102 Jefferson Drive
Hendersonville, Tennessee 37075

JANA D. SPICER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

Affiant

Sworn to and subscribed before me this 15th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 3/23/21

Map and Parcel No.:076 01 0 038.00

Quitclaim Deed

This instrument made and entered into on this 15th day of September, 2017, by and between Mildred J. Sparkman, hereinafter referred to as GRANTOR, and James C. Fox and Tonya L. Fox, hereinafter referred to as GRANTEE.

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in and to the following described real estate, lying and being in the 2nd Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

LAND in Davidson County, Tennessee being Lot No. 26, Oak Creek Subdivision as of record in Plat Book 5200, Page 96 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Title Reference: See Deed Book 9143, Page 518 in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record. Description taken from prior deed.

Subject property is being conveyed and transferred in "as is condition" with no representation or warranty whatsoever by Grantor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein. If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in Tenn. Code Ann. § 67-5-1001, then pursuant to Tenn. Code Ann. § 26-5-1008 or failure to file

Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that John D. Stevens, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Grantor has hereunto set her signature, this the day and date first above written.

TONYA LEIGH FOX, Agent for MILDRED JUNITA SPARKMAN
Pursuant to a Durable Power of Attorney
Executed on November 12, 2012 and of record in
Book 20171013 Page 010528 in the Register's Office for
Davidson County, Tennessee

TARA DAWN SHRUM, Agent for MILDRED JUNITA SPARKMAN
Pursuant to a Durable Power of Attorney
Executed on November 12, 2012 and of record in
Book 20171013 Page 010528 in the Register's Office for
Davidson County, Tennessee

STATE OF TENNESSEE)
)ss.
COUNTY OF Sumner)

JANA D. SPICER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

On this 15th day of September, 2017, before me personally appeared Tonya Leigh Fox, to be known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred Junita Sparkman acknowledged that such person executed the same as the free act of deed of Tonya Leigh Fox, as Power of Attorney for Mildred Juntia. Sparkman pursuant to a Durable Power of Attorney executed on the 13th day of November, 2012.

Witness the hand, at the office this 15th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 3/23/21

STATE OF TENNESSEE)
)ss.
COUNTY OF Sumner)

JANA D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

On this 15th day of September, 2017, before me personally appeared Tara Dawn Shrum, to be known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred Junita Sparkman acknowledged that such person executed the same as the free act of deed of Tara Dawn Shrum, as Power of Attorney for Mildred Juntia. Sparkman pursuant to a Durable Power of Attorney executed on the 13th day of November, 2012.

Witness the hand, at the office this 15th day of September, 2017.

Jana D Spicer
NOTARY PUBLIC

My Commission Expires: 3/23/21