Karen Y Johnson Davidson County
Batch# 146073 DEEDQC
09/27/2018 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180927-0095842

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $-0-. Shirley Romines
Affiant

Subscribed and sworn to before me, this 27th day of September, 2018.
Debra Paulsson
Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shirley Romines, *et al*	**NEW OWNER**	**04313028800**
321 Cherry St.		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Barbara Sage, unmarried, Shirley Romines, unmarried and Wanda Byrd, married** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Shirley Romines, unmarried and Wanda Byrd, married, as joint tenants with full rights of survivorship, subject to a life estate interest in and to said property hereby expressly retained by Barbara Sage,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, Block D, on the map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said county, to which map reference is hereby made for a complete description of said lot.

Being the same property conveyed to Helen Hawkins Brown by Warranty Deed from James Leo Brown dated April 14, 1977, of record in Book 5138, page 151, Register's Office for Davidson County, Tennessee. Helen Hakins Brown aka Helen Marie Brown died intestate on or about December 10, 2010, leaving Barbara Sage, Shirley Romines, and Wanda Byrd her sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20120209-0011761, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20121116-0106771, Register's Office for Davidson County, Tennessee. Clyde Byrd is joining in this conveyance to convey any interest he may have in subject property, whether marital or otherwise.

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This is improved property commonly known as 321 Cherry St., Madison, TN 37115

WITNESS my/our hands this 27th day of September, 2018.

Wanda Byrd
Wanda Byrd

Clyde Byrd
Clyde Byrd

STATE OF TN

COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Wanda Byrd, and Clyde Byrd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2018.

D L Paulsson
NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

My Commission Expires: 11-30-2020

Shirley Romines
Shirley Romines

STATE OF TN

COUNTY OF SUMNER

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Shirley Romines,** with whom I ~~am~~ personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

Barbara Sage

Barbara Sage

STATE OF Tenn

COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Barbara Sage,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2018.

Zana L. Walker-Roby
NOTARY PUBLIC

My Commission Expires: July 9, 2022

ZANA L. WALKER-ROBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER