AFTER RECORDING RETURN TO:
Xpress Title Services, LLC
724 Dulaney Valley Rd, Ste 2
Towson, MD 21204
File No. 18-8894

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 213790 DEEDQC
04/04/2019 09:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190404-0030662

Tax ID No.: 053140A06600CO

QUIT CLAIM DEED

THIS DEED made and entered into on this _____ day of _____, 20_____, by and between **TIRA L. JONES, A MARRIED WOMAN JOINED IN EXECUTION BY HER SPOUSE DEUNDRA L. JONES**, a mailing address of 1668 COMANCHE RUN, MADISON, TN 37115, hereinafter referred to as Grantor(s) and **TIRA L. JONES and DEUNDRA L. JONES, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY**, a mailing address of 1668 COMANCHE RUN, MADISON, TN 37115, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1668 COMANCHE RUN, MADISON, TN 37115

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 20120223, Page 0015883, recorded on 02/23/2012 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

TIRA L. JONES

DEUNDRA L. JONES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **TIRA L. JONES and DEUNDRA L. JONES**, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee this 11th day of January, 2019.

Notary Public
My Commission expires: 9/7/2020

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

No title exam performed by the preparer. Legal description and party's names provided by the party.

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.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11th day of January, 2019.

Notary Public
My Commission Expires: 9/7/2020

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

Name and address for person(s) responsible for taxes:
Tira L. Jones and Deundra L. Jones
1668 Comanche Run
Madison, TN 37115

Name and address of property owner:
Tira L. Jones and Deundra L. Jones
1668 Comanche Run
Madison, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 37 on the final plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument # 20050707-0078328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Parcel ID Number: 053140A06600CO

Property commonly known as: 1668 Comanche Run, Madison, TN 37115

True Copy Certification

I, Kevin Grabau, 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 Baltimore

Personally appeared before me, Nicole Caskey, a notary public for this county and state, Kevin Grabau who acknowledges that this certification of an ~~electronic~~ document is true and correct and whose signature I have witnessed.

NICOLE MARIE CASKEY
My Commission Expires
NOTARY
PUBLIC
09-24-2022
ANNE ARUNDEL COUNTY, MD

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on Paper)