AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190008064LD

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

Karen Johnson Davidson County
Batch# 220850 DEEDQC
04/23/2019 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190423-0037234

Tax ID No.: 150 03 0 361.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 10 day of April, 2019, by and between **Frank L. Horton, individually and as surviving spouse of Carolyn Y. Horton, deceased, and joined in execution by his new spouse Bunch N. Horton**, a mailing address of 1304 Ravenna Ct S, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Frank L. Horton and Bunch N. Horton, husband and wife**, a mailing address of 1304 Ravenna Ct S, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1304 Ravenna Ct S, Antioch, TN 37013

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 Instrument Number 20020905-0107763, recorded on 09/05/2002 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.

Frank L. Horton

Frank L. Horton

Bunch N Horton

Bunch N. Norton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Frank L. Horton and Bunch N. Horton, 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 Davidson Co this 10 day of April, 2019.

Tonya Greer

Notary Public
My Commission expires: 6/19/21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 - **Frank L. Horton**

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 10 day of April, 2019.

Notary Public
My Commission Expires: 6/19/21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
Frank L. Horton and Bunch N. Horton
1304 Ravenna Ct S
Antioch, TN 37013

Name and address of property owner:
Frank L. Horton and Bunch N. Horton
1304 Ravenna Ct S
Antioch, TN 37013

LEGAL DESCRIPTION

Land in Antioch, Davidson County, Tennessee, being Lot No. 415 on the Plan of Section Nine, "The Country", as of record in Plat Book 6900, pages 285 and 286, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 415, fronts 74.86 feet on the Westerly margin of Ravenna Court South and extends back 130.00 feet on the Southerly line and 105.00 feet on the Northerly line to a broken line in the rear measuring 103.85 feet thereon.

Being the same parcel conveyed to Carolyn Y. Horton and Frank L. Horton from Steven W. Fullerton and Lorie A. Fullerton, by virtue of a deed dated 8/22/2002, recorded 9/5/2002, as instrument no. 20020905-0107763 county of Davidson, state of Tennessee.

Tax ID/APN#: 150 03 0 361.00

True Copy Certification

I, **Jennifer Terranova,** 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022