This Instrument Prepared by & Return to: Providence Title, LLC , 25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James Dennis Sr** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jamie Hancock and husband Quincy Hancock,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Riverside Homes, of record in Book 2330, page 108, as amended by Surveyor's Certificate of Correction, of record in Book 3432, page 135, all in the Register's Office for said County.

Said Lot No. 5 fronts 54.16 feet on the southerly margin of Lathan Court and extends back 184.2 feet on the easterly line, which is a broken line, and 223.2 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 100.4 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Affidavit of Heirship of record at **Book 9202, Page 383** in said Register's Office. The said Thelma M. Dennis died on November 29, 1997, leaving James Dennis, Sr. as the remaining tenant by the entirety.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24 day of **May, 2019.**

James Dennis Sr.
James Dennis, Sr.

Karen Johnson Davidson County
Batch# 237817 DEEDQC
06/03/2019 02:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190603-0052710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James Dennis Sr,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **May, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Jamie N Hancock
AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **May, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS:	**1900 Lathan Court** **Nashville, TN 37207**
TAX PARCEL NO.:	**07008021800**
PROPERTY OWNER:	**Jamie Hancock and husband Quincy Hancock**
OWNER'S ADDRESS:	**1900 Lathan Court** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owner at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019