Karen Johnson Davidson County
Batch# 246003 DEEDQC
06/20/2019 10:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190620-0059523

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS June 19 2019.

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Deborah R. Alexander, unmarried	Deborah R. Alexander, unmarried	053 06 0A 095.00
(Name) 2132 Riverway Drive Old Hickory, TN 37138	2132 Riverway Drive Old Hickory, TN 37138	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee(s), hereinafter referred to as Grantor(s), hereby quitclaim to Deborah R. Alexander, unmarried, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot 95, as shown on the map entitled Revision to Lots 95 through 99, Phase One, Waterford, of record in Book 8250, page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah R. Alexander, by deed from W.L. Bainbridge, Inc., of record in Book 9146, page 391, dated October 29, 1993, said Register's Office.

Further being the same property conveyed to The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee, by quitclaim deed from Deborah R. Alexander, of record in Instrument No. 20180614-0057299, dated June 8, 2018, said Register's Office.

The deeds referenced above incorrectly make reference to a plat which was superceded by the later plat in the description herein. The property conveyed herein is within the larger lot referenced in the incorrectly referenced plat.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY LEGAL AND/OR TAX RELATED COUNSEL

IN WITNESS WHEREOF, the said The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee(s) has hereunto set his/her/their signature, on this, the 18th of June, 2019.

The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee(s)

BY: Tabitha Faith Daniels, Trustee of the Alexander Irrevocable Castastrophic Illness Trust

IN WITNESS WHEREOF, the said Deborah R. Alexander, unmarried has hereunto set his/her/their signature, on this, the 19th of June, 2019.

Deborah R. Alexander

BY: Deborah R. Alexander

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee(s), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2019.

Notary Public

My Commission Expires: 6/9/2020

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(SEAL)

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Deborah R. Alexander, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2019.

Notary Public

WILLIAM D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-9-2023

My Commission Expires:

(SEAL)

True Copy Certification for Recording Purposes

I, Wesley D. Turner, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Jonna L. Hall, a notary public for this county and state, personally appeared Wesley D. Turner (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

S-E-A-L

Comm exp: 10/14/2019