THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Jaron R. Byrum
1118 Litton Ave, Apt 110
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Jaron R. Byrum
1118 Litton Ave, Apt 110
Nashville, Tennessee 37216

NEW OWNER'S MAILING ADDRESS:
Jaron R. Byrum
1118 Litton Ave, Apt 110
Nashville, Tennessee 37216

MAP-PARCEL NUMBER(S): 043090300.00

65779627-6017514

QUITCLAIM DEED

THIS INDENTURE, made this [Date] 6-28-2019, pursuant to a Final Decree of Divorce, dated June 1, 2018, entered as Case No. 18D394, styled "Chelsea Anne Byrum vs. Jaron Reed Byrum", in the Third Circuit Court of Davidson County, Tennessee; by and between Jaron R. Byrum, an unmarried man, and Chelsea Miller FKA Chelsea Byrum, an unmarried woman, who acquired title as husband and wife, hereinafter referred to as "Grantor", and Jaron R. Byrum, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

BEING LOT 10 AND 11 OF BLOCK M, ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 340 Thelma Street, Madison, TN 37115

Being the same property conveyed to Grantor by deed dated January 17, 2017 which deed was recorded at Instrument/Case No. 20170123-0006862 in the Land Records for Davidson County on January 23, 2017.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(E): "Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

Karen Johnson Davidson County
Batch# 252396 DEEDQC
07/03/2019 02:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190703-0065305

WITNESS: the signature of the Grantor the day and year first above written.

Jaron R. Byrum

Jaron R. Byrum, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] 28 June 2019, before me personally appeared Jaron R. Byrum, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(OFFICIAL SEAL)

RONALD L. MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ronald L Murrell Jr.

Notary Public (Signature of Notary Public)

Ronald L. Murrell Jr.

(Printed Name of Notary Public)

My Commission Expires: 8/16/2022

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: Drivers License

WITNESS: the signature of the Grantor the day and year first above written.

Chelsea Miller

Chelsea Miller FKA Chelsea Byrum, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] 28 June 2019, before me personally appeared Chelsea Miller FKA Chelsea Byrum, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(OFFICIAL SEAL)

RONALD L. MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ronald L Murrell Jr.
Notary Public (Signature of Notary Public)

Ronald L. Murrell Jr.
(Printed Name of Notary Public)

My Commission Expires: 8/16/2022

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Drivers License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Jaron R. Byrum

Jaron R. Byrum, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 28 June 2019,

Jaron R. Byrum.

(OFFICIAL SEAL) RONALD L MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ronald L Murrell Jr

Notary Public (Signature of Notary Public)

Ronald L. Murrell Jr.

(Printed Name of Notary Public)

My Commission Expires: 8/16/2022

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: Drivers License

WITNESS the signature of the Affiant.

Chelsea Miller

Chelsea Miller FKA Chelsea Byrum, Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 28 June 2019,

Chelsea Miller FKA Chelsea Byrum.

(OFFICIAL SEAL)

RONALD L. MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ronald L Murrell Jr

Notary Public (Signature of Notary Public)

Ronald L. Murrell Jr.

(Printed Name of Notary Public)

My Commission Expires: 8/16/2022

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: Drivers License

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne