Karen Johnson Davidson County
Batch# 267386 DEEDQC
08/06/2019 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190806-0078043

Return to:

TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, SUITE 105
PLANO TX 75075
FILE NO. 442217

EXEMPT: QUITCLAIM NO CONSIDERATION TCA 67-4-409(a)(4)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HANNAH MAXWELL	HANNAH MAXWELL	028-00-0-022-01
4708 GRAYS POINT ROAD JOELTON, TN 37080	4708 GRAYS POINT ROAD JOELTON, TN 37080	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HANNAH MAXWELL, FORMERLY KNOWN AS HANNAH E. MCGINNITY, A MARRIED WOMAN WHO ACQUIRED TITLE AS AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **HANNAH MAXWELL, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ferris Reed Prop. of record in Plat Book 5210, Page 342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being further conveyed by deed dated 10/27/2017, recorded 10/30/2017, from Tasha DeRegis, an unmarried woman, to Hannah E. McGinnity, an unmarried woman, recorded in Document #20171030-0110777.

Property known as, 4708 GRAYS POINT ROAD, JOELTON, TN 37080

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of July, 2019.

Hannah Maxwell

HANNAH MAXWELL, F/K/A HANNAH E. MCGINNITY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Marie Vaughan of the state and county mentioned, personally appeared **HANNAH MAXWELL, F/K/A HANNAH E. MCGINNITY** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Anne Marie Vaughan

Notary Public
Printed Name: Anne Marie Vaughan
My Commission Expires: 01/03/23

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Hannah Maxwell

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

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

Anne Marie Vaughan

Notary Public
My Commission Expires: 01/03/23



Name and address for person(s) responsible for taxes:
HANNAH MAXWELL, A MARRIED WOMAN
4708 GRAYS POINT ROAD
JOELTON, TN 37080

Name and Address of property owner:
HANNAH MAXWELL
4708 GRAYS POINT ROAD
JOELTON, TN 37080

I, ASHLEY PIKE, 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.

Ashley Pike
ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, GENA Stofa, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 3/1/2020

Notary's Seal (If on paper)

