Karen Johnson Davidson County
Batch# 273409 DEEDQC
08/19/2019 10:48:50 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190819-0082839

Return to:

PRIORITY TITLE & ESCROW
607 LYNNHAVEN PKWY
VIRGINIA BEACH VA 23452
FILE NO. 071908872

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
JAMES HEDDEN AND LETICIA HEDDEN	JAMES HEDDEN AND LETICIA HEDDEN	17601009100
1820 HICKORY LAWN COURT ANTIOCH, TN 37013	1820 HICKORY LAWN COURT ANTIOCH, TN 37013	

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, **JAMES HEDDEN AND LETICIA HEDDEN, FORMERLY KNOWN AS TECIA MCINTYRE, WHO ACQUIRED TITLE AS BOTH UNMARRIED, AS JOINT TENANTS** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JAMES HEDDEN AND LETICIA HEDDEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** 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:

BEING LOT NO. 235 ON THE PLAN OF SECTION 18 PEPPERTREE FOREST, OF RECORD IN PLAT BOOK 8250, PAGE 260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

It Being the Same property conveyed to James Hedden and Tecia Mcintyre by deed dated December 8, 1999 from Lisa Pressley, and duly recorded in the CLand Records of Davidson County, Tennessee on December 13, 1999 in Document number 199912130302415.

Property known as, 1820 HICKORY LAWN COURT, ANTIOCH, TN 37013

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.

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 $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

Leticia Hedden F/K/A Leticia McIntyre

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 12 day of August, 2019

Notary Public
My Commission Expires: 4.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Name and address for person(s) responsible for taxes:
JAMES HEDDEN AND LETICIA HEDDEN
1820 HICKORY LAWN COURT
ANTIOCH, TN 37013

Name and Address of property owner:
JAMES HEDDEN AND LETICIA HEDDEN
1820 HICKORY LAWN COURT
ANTIOCH, TN 37013

Witness my hand this 12 day of August, 2019

JAMES HEDDEN

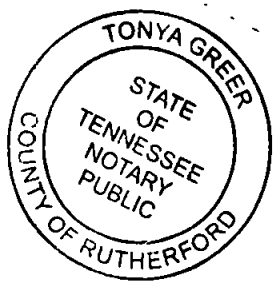
LETICIA HEDDEN, F/K/A TECIA MCINTYRE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tonya Greer of the state and county mentioned, personally appeared **JAMES HEDDEN and LETICIA HEDDEN, F/K/A TECIA MCINTYRE**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Notary Public

Printed Name: Tonya Greer

My Commission Expires: 6/15/21

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

_____

_____

_____

3. (a) BUYER'S NAME AND ADDRESS:

_____

_____

_____

(b) Are the Buyer and Seller related? Yes ☐ No ☐

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

_____

5. MAIL TAX BILL TO:

_____

_____

_____

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d or h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other: _____

11. **SALE PRICE: $** _____ **00**

12. DATE OF SALE (Numeric Digits): _____
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** _____ **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____

Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

Signature of Buyer/Agent

State of TN, County of Rutherford

Subscribed and sworn to before me on this 12 day of August 20 19

Notary Public

Notary Expiration Date 2.19.21