Karen Johnson Davidson County
Batch# 280905 DEEDQC
09/05/2019 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190905-0089742

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 4 day of September, 2019.

Notary Public

My commission expires: 5-22-22

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Jeremy Whaley	**New Owner**	**173100C03900CO**
204 Sugar Magnolia Lane		
Cane Ridge, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHELLE TATOM, Unmarried, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto JEREMY WHALEY and TIFFANY WHALEY, husband and wife, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Delvin Downs, Phase 1, of record in Instrument No. 20070807-0094328, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jeremy Whaley and Tiffany Whaley, husband and wife, and Michelle Tatom, an unmarried woman, by Warranty Deed from Erick Bergmann, an unmarried man, dated 10/24/18 of record in Instrument No. 20181026-0106274, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known 3204 Sugar Magnolia Lane, Cane Ridge, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 21 day of August, 2019.

Michelle Tatom
MICHELLE TATOM

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, Michelle Tatom, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of August, 2019.

My commission expires: 10/14/19

Linda C Almeida
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
LINDA C. ALMEIDA
MY COMMISSION # FF 240602
EXPIRES: October 14, 2019
Bonded Thru Budget Notary Services

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

