THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

Karen Johnson Davidson County
Batch# 318274 DEEDQC
11/22/2019 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191122-0120534

QUIT CLAIM DEED

Return To:
JOYCE BAIRD BLANKS
4044 COLERIDGE Drive
Antioch, TN 37013

New Owner(S) Address &
Mail Tax Statements To:
JOYCE BAIRD BLANKS
4044 COLERIDGE Drive
Antioch, TN 37013

Property Tax ID#: 162-02-0-207.00
File #: TN534934

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JOYCE BAIRD BLANKS F/K/A JOYCE L. BAIRD, a married woman, herein joined by her spouse, JOHN DAVID BLANKS, as Grantor, hereby convey all rights, titles and interests that I may have in to JOYCE BAIRD BLANKS, a married woman, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 162-02-0-207.00

Property Address: 4044 COLERIDGE Drive, Antioch, TN 37013

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 18th day of October, 2019.

JOYCE BAIRD BLANKS F/K/A JOYCE L. BAIRD

JOHN DAVID BLANKS

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JOYCE BAIRD BLANKS F/K/A JOYCE L. BAIRD AND JOHN DAVID BLANKS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

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

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

Notary Public
My Commission expires:

DENICE LYTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Subscribed and sworn to before me this the 18th day of October, 2019.

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

Notary
My Commission expires:

DENICE LYTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property

EXHIBIT "A"

The following described real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 187, on the Plan of Colewood Acres, as shown on plat of record in Plat Book 4175, page 45, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being that same property conveyed to Joyce L. Baird by Deed from Robert Lancina and wife Laneeta Lancina, dated November 30, 2004, and recorded December 08, 2004, in Instrument No. 20041208-0146151 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 4044 COLERIDGE Drive, Antioch, TN 37013
Parcel ID: 162-02-0-207.00

True Copy Certification

I, Darell Near, 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

State of Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters