Karen Johnson Davidson County
Batch# 325871 DEEDQC
12/06/2019 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191206-0126031

RECORDATION REQUESTED BY / RETURN TO:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1395072TN

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 173 10 0A 085.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of November, 2019, by and between **Joshua W. Marshall A/K/A Joshua Marshall, and wife, Molly J. Marshall A/K/A Molly Marshall**, a mailing address of 6453 Sunnywood Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Joshua W. Marshall and Molly J. Marshall, husband and wife**, a mailing address of 6453 Sunnywood Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 61, ON THE PLAN OF SECTION 1 OF PHASE 2, BARNES BEND ESTATES, OF RECORD IN INSTRUMENT NO. 20060914-0114185, REGISTERS OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID Number: 173 10 0A 085.00
Also known as: 6453 Sunnywood Drive, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

This being the same property conveyed to Joshua Marshall and wife, Molly Marshall by deed from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company dated December 15, 2010 and recorded December 17, 2010 under as Instrument No. 20101217-0100462 of the Davidson County, Tn Recorder's Office.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joshua W. Marshall A/K/A Joshua Marshall

Molly J. Marshall A/K/A Molly Marshall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Joshua W. Marshall A/K/A Joshua Marshall and Molly J. Marshall A/K/A Molly Marshall, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 26 day of November, 2019.

Notary Public
My Commission expires: 1-3-2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

VALUATION AFFIDAVIT

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

Molly J. Marshall
Affiant
Joshua W. Marshall

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26 day of November, 2019.

Notary Public
My Commission Expires: 1-3-2023

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Name and address for person(s) responsible for taxes:
Joshua W. Marshall and Molly J. Marshall
6453 Sunnywood Drive
Antioch, TN 37013

Name and address of property owner:
Joshua W. Marshall and Molly J. Marshall
6453 Sunnywood Drive
Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).