This instrument prepared by:

First American Title Attn:
Recording Team
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File No.: **1058442LV**

Karen Johnson Davidson County
Batch# 388551 DEEDQC
04/20/2020 01:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200420-0041156

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 03/12/2020, by and between **LONZIE G. WADE JR. AND SANDRA PURIFOYE, HUSBAND AND WIFE**, party of the first part, and **LONZIE G. WADE JR., A MARRIED MAN**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **ANTIOCH**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** Deed of record in:
Book **N/A**, Page No. **N/A** or Instrument No.: **20140313-0021087** in said Registor's office.

X The property is improved with an address of: **2809 LOUISE RUSSELL DR, ANTIOCH, Tennessee 37013**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

SANDRA PURIFOYE

LONZIE G. WADE JR.

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Ann Stathos Donnell (name of notary public), Lonnie G Wade Jr. + Sandra Pur. Fayne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 03/12/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**10.00. Exempt per T.C.A. 67-4-409(a)(3)(A)(i)**.

Affiant

Subscribed and sworn to before me this the 03/12/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
150-06-0-246

NAME AND ADDRESS OF A PROPERTY OWNER:
LONZIE G. WADE JR
2809 LOUISE RUSSELL DR
ANTIOCH, TN 37013

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
LONZIE G. WADE JR
2809 LOUISE RUSSELL DR
ANTIOCH, TN 37013

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF PERCY PRIEST MEADOWS ADDITION, SECTION TWO, AS OF RECORD IN PLAT BOOK 8250, PAGE 200, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO LONZIE G. WADE JR. AND SANDRA PURIFOYE, HUSBAND AND WIFE FROM ROSALYN CARPENTER-FEAGINS, BY DEED DATED MARCH 12, 2014 AND RECORDED MARCH 13, 2014 IN Book: N/A, PAGE: N/A AS INSTRUMENT NO.: 20140313-0021087 OF OFFICIAL RECORDS.

True Copy Certification

I, Melony Witthaus, 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 Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, 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: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2