Karen Johnson Davidson County
Batch# 396737 DEEDQC
05/07/2020 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200507-0047417

Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10198229

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
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
JOSEF C. RICHMOND CHARRISSE S RICHMOND	JOSEF C. RICHMOND CHARRISSE S RICHMOND	150.07-371-00
629 APPLEJACK CT ANTIOCH, TN 37013	629 APPLEJACK CT 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, **CHARRISSE S. RICHMOND, FORMERLY KNOWN KNOWN AS CHARRISSE HUDSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JOSEF C. RICHMOND AND CHARRISSE S. RICHMOND, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 23B, Zone Lot Division of Lot 23 on the Plan of Lakeshore Woods, Section Two, as of record in Book 6200, page 12, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charrisse Hudson, by deed dated on 11/22/1997 and recorded on 12/01/1997 in Book 10702, Page 26 instrument no. 0374789.

Property known as, 3200 OAKVIEW 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.

Witness my hand this 23 day of April, 2020.

Charrisse S. Richmond f/k/a Charrisse Hudson

CHARRISSE S. RICHMOND, F/K/A CHARRISSE HUDSON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared **CHARRISSE S. RICHMOND, F/K/A CHARRISSE HUDSON**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public
Printed Name: Karen R. Campbell
My Commission Expires: Nov. 8, 2021

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Charrisse S. Richmond
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 23rd day of April, 2020

Karen R. Campbell
Notary Public
My commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23B, Zone Lot Division of Lot 23 on the Plan of Lakeshore Woods, Section Two, as of record in Book 6200, page 12, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charrisse Hudson by Warranty Deed from David C. Duncan and Pat Duncan dated 11/26/1997 and recorded 12/01/1997 of record in Deed Book 10702 Page 26 in the Register's Office of Davidson County, Tennessee

True Copy Certification

I, Laura Elizabeth Franklin, 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.

L Franklin
Signature

State of Texas

County of Collin

Personally appeared before me, ~~[Name of Notary]~~ Kathy L. Nguyen, a notary public for this county and state, ~~[name of person making certification]~~ Laura E. Franklin 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: 5/21/2022
Notary' Seal (if on paper)

KATHY L NGUYEN
Notary ID #131577239
My Commission Expires
May 21, 2022