Karen Johnson Davidson County
Batch# 400329 DEEDQC
05/14/2020 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200514-0050309

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

QUIT CLAIM DEED

Return To:
Carlos Deon Risby, Sr. and Joan I. Risby
224 Wildgrove Court
Antioch, Tennessee 37013

New Owner(S) Address &
Mail Tax Statements To:
Carlos Deon Risby, Sr. and Joan I. Risby
224 Wildgrove Court
Antioch, Tennessee 37013

Property Tax ID#: 176-05-0B-028.00
File #: TN583511

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, CARLOS DEON RISBY, SR., WHO ACQUIRED TITLE AS CARLOS D. RISBY, AND WIFE JOAN I. RISBY, as Grantor, hereby convey all rights, titles and interests that I may have in to CARLOS DEON RISBY, SR. AND JOAN I. RISBY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 176-05-0B-028.00

Property Address: 224 Wildgrove Court, Antioch, Tennessee 37013

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

Witness our hands this the 24TH day of APRIL, 2020.

Carlos Deon Risby, who Required titleas Carlos D Risby

CARLOS DEON RISBY, SR., WHO ACQUIRED TITLE AS CARLOS D. RISBY

Joan I. Risby

JOAN I. RISBY

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, CARLOS DEON RISBY, SR., WHO ACQUIRED TITLE AS CARLOS D. RISBY, AND JOAN I. RISBY, 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 24TH day of APRIL, 2020.

Notary Public
My Commission expires: 1/3/2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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

Carlos Deon Risby Sr.

Joan I. Risby

Subscribed and sworn to before me this the 24TH day of APRIL, 2020.

Notary
My Commission expires: 1/3/2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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 herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 123 on the plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlos D. Risby, and wife Joan I. Risby, by Warranty Deed from Patricia D. Campbell, dated 7/17/2006, and recorded 7/31/2006 as Instrument 20060731-0092565, Davidson County, Tennessee.

Commonly Known As: 224 Wildgrove Court, Antioch, TN 37013
Parcel ID: 176-05-0B-028.00

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