THIS INSTRUMENT PREPARED BY:

ROBERT D. MASSEY, ESQUIRE
LAW OFFICES OF ROBERT D. MASSEY
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PULASKI, TENNESSEE 38478
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Karen Johnson Davidson County
Batch# 436882 DEEDQC
07/14/2020 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200714-0076709

GRANTOR(S): ANITA J. JAMES and NICHOAL JAMES

TO.....QUIT-CLAIM DEED

GRANTEE(S): ANITA J. JAMES

FOR AND IN CONSIDERATION the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **ANITA J. JAMES, an unmarried woman and NICHOAL JAMES, an unmarried woman,** as joint tenants with right of survivorship, quitclaim unto **ANITA J. JAMES**, as sole owner, her heirs and assigns, all our right, title, interest, and estate in and to the following described real estate:

A tract(s) of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10A on the Plan of Zone Lot Division Lots 9 & 10, Woodymore Heights, Section 2 of record in Plat Book 6900, Page 131, amending 5200, Page 645, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to CNK, LLC by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a/ James Joseph Stevens), married of record in Instrument 20140728-0066530, said Register's Office, dated July 24, 2014. See also deed of record in Instrument 20121121-0107366, said Register's Office.

This is improved property, known as 3110 Woodymoore Dr., Antioch, TN 37013.

AND BEING the same property acquired by the undersigned by deed of record in Instrument 20180820-0082189 recorded on 08-20-2018, Register's Office, Davidson County, Tennessee, to which reference is here made.

Map – Parcel No. 150-06-0-126.00

This conveyance is subject to Restrictive Covenants of record in Book 6964, Page 617, amended in Book 6536, Page 229, and Book 6900, Page 131, Register's Office for said County.

GRANTEE IS GIVEN the above said real estate with all improvements and appurtenances thereunto belonging to **ANITA J. JAMES** and her heirs and assigns and the appropriate title thereto.

POSSESSION PASSES with delivery of this deed.

TAXES for the year 2020 will be paid by the Grantee.

We, **ANITA J. JAMES** and **NICHOAL JAMES**, QUITCLAIM all our right, title and interest in the above described tract or parcel of land unto said **ANITA J. JAMES**.

IN WITNESS WHEREOF, we have hereunto set our hands this the 3rd day of March, 2020.

Anita J. James
ANITA J. JAMES

Nichoal James
NICHOAL JAMES

PERSON (S) RESPONSIBLE FOR TAXES:

Anita J. James
P. O. Box 741, Pulaski, TN 38478

ADDRESS OF PROPERTY:

3110 Woodymore Drive
Antioch, TN 37013

STATE OF TENNESSEE:
COUNTY OF GILES:

Personally appeared before me, Mandi Burchell, a Notary Public in and for the State and County, the within named, Anita J. James, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witnessed my hand and seal this the 3rd day of March, 2020.

MANDI BURCHELL
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Mandi Burchell
NOTARY PUBLIC

MY COMMISSION EXPIRES : March 21, 2023.

STATE OF TENNESSEE:
COUNTY OF GILES:

Personally appeared before me, Mandi Burchell, a Notary Public in and for the State and County, the within named, Nichoal James, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witnessed my hand and seal this the 3rd day of March, 2020.

MANDI BURCHELL STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Mandi Burchell
NOTARY PUBLIC

MY COMMISSION EXPIRES : March 7th 2023.

STATE OF TENNESSEE:
COUNTY OF GILES:

I hereby swear that the actual consideration or true value of this property transfer, whichever is greater is **Quit-Claim ($1)**. Nichoal James. Subscribed and sworn to me this the 3rd day of March, 2020.

MANDI BURCHELL STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Mandi Burchell
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 7th 2023.

DEED PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH REQUESTED.