Karen Johnson Davidson County
Batch# 437525 DEEDQC
07/14/2020 03:17:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200714-0077084

QUITCLAIM DEED

2015134TN/RTC

MAIL RECORDED DEED TO:

~~JERREMY~~ NEWSOME
7057 COTTON BLOSSOM LN.
NASHVILLE, TN 37221

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

OWNER (SEND TAX BILLS TO):

JERREMY NEWSOME
7057 COTTON BLOSSOM LN.
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JERREMY NEWSOME, an unmarried man, and ASHLEY R. ALLEN, an unmarried woman (herein, "Grantor"), whose address is 7057 Cotton Blossom Ln., Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to JERREMY NEWSOME, an unmarried man (herein, "Grantee"), whose address is 7057 Cotton Blossom Ln., Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7057 Cotton Blossom Ln., Nashville, TN 37221

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 3 day of June, 20 20.

X- Manny Otero
Expires: 5/2/2022

MANNY OTERO NOTARY PUBLIC TENNESSEE EXPIRES May 2, 2022 DAVIDSON COUNTY

PIN NO: 155 03 0A 039.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

ASHLEY R. ALLEN

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ASHLEY R. ALLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 5, 2022

EARNEST ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2022

GRANTOR:

JERREMY A.
NEWSOME

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JERREMY A. NEWSOME, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of June 2020.

[Affix Notary Seal]

MANNY OTERO
NOTARY
EXPIRES
TENNESSEE
May 2, 2022
PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/2/2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.0.

MANNY OTERO NOTARY PUBLIC DAVIDSON COUNTY EXPIRES TENNESSEE May 2, 2022

Grantee:

Grantee signature: _____
JERREMY NEWSOME

Subscribed and sworn to under oath before me, this 1 day of June, 20 2o by JERREMY NEWSOME.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/2/2022

EXHIBIT A

[Legal Description]

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN DAVIDSON COUNTY, IN THE COMMONWEALTH OF VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 72, ON THE PLAN OF ROLLING RIVER ESTATES, SECTION I OF RECORD IN PLAT BOOK 4860, PAGE 27, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20181109-0110932 on November 9, 2018.

PIN NO: 155 03 0A 039.00

STREET ADDRESS: 7057 Cotton Blossom Ln., Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-034325 (HW)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22