THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Richard Dalton
5742 Eatons Creek Road
Joelton TN 37080

Karen Johnson Davidson County
Batch# 462918 DEEDQC
08/24/2020 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200824-0095670

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Richard B. Dalton and Victoria Ann Dalton** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Richard B. Dalton, as his sole and separate property** of 5742 Eatons Creek Road, Joelton TN 37080, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Joelton, County of Davison, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, described according to a survey by Edwin D. Worsham, dated April 13, 1977, as Tract No. 2, as follows:

Beginning at an iron pin in the easterly margin of Eatons Creek Road at the southwesterly corner of R.L. Jarrett property; thence South 79 Degrees, 05' 30" East 400 feet to an iron pin; thence South 13 Degrees 23' 37" East 345.83 feet to an iron pin; thence South 17 Degrees 09' 35" West 197.96 feet to an iron pin; thence South 89 Degrees 00' 00" West 160 feet to a six inch white oak; thence North 04 Degrees 29' 27" West 262.24 feet to an iron pin; thence North 57 Degrees 57' 02" West 279.22 feet to an iron pin in the easterly margin of Eatons Creek Road; thence North 02 Degrees 35' 23" East 114.22 feet along the easterly margin of Eatons Creek Road to an iron pin; thence continuing around a curve in a generally northeasterly direction along Eatons Creek Road 220.08 feet to the point of beginning and containing 4.35 acres, more or less.

Parcel ID No: 029 00 0 296.00

Also known by street and number as: **5742 Eatons Creek Road, Joelton TN 37080**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded at Book 11315 at Page 561 in the Registry's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 18th day of August, 2020.

Richard B Dalton
Richard B. Dalton

Victoria Ann Dalton
Victoria Ann Dalton

STATE OF TN
COUNTY OF Davidson

On this the 18th day of August, 2020, before me, the undersigned officer, personally appeared **Richard B. Dalton and Victoria Ann Dalton**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

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 $0.00.

Richard B Dalton
Richard B. Dalton

Victoria Ann Dalton
Victoria Ann Dalton

State of TN
County of Davidson

Subscribed and sworn before me this 18th day of August, 2020.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

Letter of Explanation

Re: 5742 Eatons Creek Road, Joelton TN 37080

I, Victoria Ann Dalton, am fully aware by signing a Quit Claim Deed, I am relinquishing all rights and ownership to Richard B. Dalton in regards to the above referenced property.

I hereby certify under penalty of the U. S. Criminal Code Section 1010, Title 18, U. S. C. that the statements contained herein submitted under the National Housing Act are true and correct to the best of my knowledge.

Signed this 18th **day of** August, **20** 20.

x Victoria Ann Dalton

Victoria Ann Dalton

True Copy Certification

I, Joannie Perez, 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 RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez 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: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022