THIS INSTRUMENT PREPARED BY:
Clear Title Group
1795 Clarkson Road, Suite 310
Chesterfield, MO 63107

Karen Johnson Davidson County
Batch# 468907 DEEDQC
09/02/2020 03:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200902-0100026

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Regina K. Williams and Michael Williams	(NAME) JLB Corp DBA Golden Oak Lending	147K-F-028
(STREET ADDRESS OR ROUTE NUMBER) 312 Twin Hills Dr	(STREET ADDRESS) 111 Westport Plaza Dr, Suite 1150	
(CITY) (STATE) (ZIP) Madison TN 37115	(CITY) (STATE) (ZIP) St. Louis, MO 63146	

FOR AND IN CONSIDERATION of the sum of zero ($0.00), the receipt of which is hereby acknowledged, We, **Regina K. Williams, incorrectly titled as Regina B. Williams and Michael Williams, her husband** , hereinafter called **GRANTORS**, by these presents does hereby quitclaim and convey unto **Regina K. Williams and Michael Williams, ~~Husband and Wife~~,** hereinafter called **GRANTEES**, successors and assigns, all right, title and interest in and to the following described tract of land:

(wife and husband

SEE ATTACHED EXHIBIT A.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration for this transfer is $0.00

Affiant Regina K Williams

Affiant

Subscribed and sworn to before me this the 24 day of Aug, ~~2019~~ 2020 CRC

(Affix Seal) Notary Public

My commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Regina K. Williams

Regina K. Williams

Michael Williams

STATE OF TENNESSEE }

} ss.

COUNTY OF Davidson }

On this 24 day of August 2020 before me personally appeared **Regina K. Williams and Michael Williams, ~~Husband and Wife~~**, to me known, who being by me first duly sworn, acknowledged said instrument to be the free act and deed the person or person executing said instrument and that said instrument was executed for the purposes therein stated. CBG Wife and husband

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public

My Term Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Exhibit A

First Tract:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Shepherd Hills, Section VIII, as of record in Book 2854, page 120, Register's Office for said County, described as follows:

Beginning at a point in the Southwesterly margin of Twin Hills Drive at the corner of Lots 101 and 102; thence with the line between said lots, Southwesterly 220 feet to a point; thence Southeasterly 192.9 feet to the Northerly margin of an unnamed street; thence with the margin of the same Northeasterly 195 feet to the beginning of a curve; thence around said curve, northerly 41.03 feet to the margin of Twin Hills Drive; thence with the margin of the same, Northwesterly 138.5 feet to the point of beginning.

Second Tract:

A Tract of land in the Tenth Civil District of Davidson County, Tennessee, it being the part of the A.J. Coleman tract adjacent to Lots Number 101 and 102 of Shepherd Hills and being as follows:

Beginning on the Southwest corner of Lot Number 101; thence South 37 degrees 31 West 127.0 feet to a point; thence North 46 degrees 06 West 364.5 feet to the Southwest corner of lot number 102; thence South 82 degrees 59 minutes East with the Southerly line of Lot 102 196.7 feet to the Northwest corner of Lot number 101; thence South 45 degrees 39 minutes East with the Southerly line of Lot 101 192.9 feet to the point of beginning and containing 0.791 acres more or less.

Being the same property conveyed to Regina B. Williams and husband, Michael Williams by Warranty deed from Sadie L. Bales of record in Instrument No. 20130206-0012317 Register's Office for Davidson County, Tennessee, dated January 21, 2013 and recorded on February 06, 2013. (Value of consideration shown in aforementioned deed $190,000.00.) Being also known as 312 Twin Hills Dr Madison, Tennessee 37115.

Parcel 034-07-0-035.00

File Number: CTG-2020-06-1840-C00

True Copy Certification

I, Lynn Cummings, 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.

Lynn Cummings
Signature

State of MISSOURI

County of ST. LOUIS

Personally appeared before me, Jaclyn Schultz, a notary public for this county and state, Lynn Cumming who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JACLYN R. SCHULTZ
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 12387393
My Commission Expires 08-15-2024

My Commission Expires:
Notary' Seal (if on paper)