AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
532 Baltimore Blvd, Suite 103
Westminster , MD 21157
File No. MBT97414

Karen Johnson Davidson County
Batch# 478372 DEEDQC
09/18/2020 10:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200918-0107131

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 149 05 0 187.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 10TH day of AUGUST, 2020, by and between **William Russell Courtney, Jr., an unmarried man**, a mailing address of 2310 Rader Ridge Road, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **William Russell Courtney, Jr., an unmarried man and Theresa D. Smith, an unmarried woman**, a mailing address of 2310 Rader Ridge Road, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2310 Rader Ridge Road, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to William Russell Courtney, Jr., an unmarried man, from Marion B. Tallent, III, an unmarried man in a prior Deed recorded under Instrument Number: 20130718-0074560, recorded on 07/18/2013 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William Russell Courtney Jr

William Russell Courtney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William Russell Courtney, Jr.**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ANTIOCH, TN, this 10TH day of AUGUST, 2020.

Notary Public
My Commission expires: 1/3/2023

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

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

William Russell Courtney Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 10TH day of AUGUST, 2020.

Notary Public
My Commission Expires: 1/3/2023

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

Name and address for person(s) responsible for taxes:
send tax bills to:
William Russell Courtney, Jr. and Theresa D. Smith
2310 Rader Ridge Road
Antioch, TN 37013

Name and address of property owner:

William Russell Courtney, Jr. and Theresa D. Smith
2310 Rader Ridge Road
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

All a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No, 124 A on the Plan of Pebble Trace, Section 1, on Zone Lot Division of Lot 124, Pebble Trace, of record in Plat Book 6900, page 415, which amends the plat of record in Plat Book 6900, page 34, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Parcel ID Number: 149 05 0 187.00

PROPERTY COMMONLY KNOWN AS: 2310 Rader Ridge Road, Antioch, TN 37013

True Copy Certification

I, **Kelsey Chilcote,** 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.

Kelsey Chilcote
Signature

State of **PA**

County of **York**

Personally appeared before me, Pamela A. Fulginiti, a notary public for this county and state, Kelsey Chilcote, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela A. Fulginiti
Notary's Signature

My Commission Expires: April 5, 2021
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Pamela A. Fulginiti, Notary Public
West Manheim Twp., York County
My Commission Expires April 5, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES