Karen Johnson Davidson County
Batch# 493657 DEEDQC
10/12/2020 08:17:51 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201012-0117928

Quitclaim Deed

RECORDING REQUESTED BY Lee'a M. Garnett
AND WHEN RECORDED MAIL TO: And send tax bills to:
Lee'a M. Garnett and Michael T. Mitchell, Grantee(s)
1313 S. Hampton Ct.
Antioch, TN. 37013
Consideration: $ No Consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 151100A300000CO
PREPARED BY: Lee'a M. Garnett certifies herein that he or she has prepared this Deed.

Lee'a Garnett
Signature of Preparer

10/8/2020
Date of Preparation

Lee'a M. Garnett
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 10/8/2020 in the County of Davidson, State of TN
by Grantor(s), Lee'a M. Garnett,
whose post office address is 1313 S. Hampton Ct Antioch, TN. 37013,
to Grantee(s), Lee'a M. Garnett and Michael T. Mitchell,
whose post office address is 1313 S. Hampton Ct. Antioch, TN. 37013,

WITNESSETH, that the said Grantor(s), Lee'a M. Garnett,
for good consideration and for the sum of No Consideration
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Lee'a M. Garnett
Signature of Grantor

Lee'a M. Garnett
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Lee'a M. Garnett
Signature of Grantee

Lee'a M. Garnett
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Michael T. Mitchell
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 10/09/2020, before me, Paris McCullough JR, a notary public in and for said state, personally appeared, Lee'a M. Garnett and Michael T. Mitchell

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____ (Seal)

PARIS T. McCULLOUGH JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 7, 202

Exhibit 1

source of title

Davidson County DEEDUWKR
Recvd: 03/05/04 14:21 2pgs
Fees:13.00 Taxes:520.93
20040305-0025615

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $ 140793.00

Affiant

Subscribed and sworn before me this the 26th day of February, 2004.

My Commission Expires:

My Commission Expires NOV. 25, 2006

Notary Public

SHARON GOLDEN WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner	Improved Property known as	Tax Bills mailed To:
Lee'A M. Garnett 1313 South Hampton Court Antioch, Tennessee 37013	1313 South Hampton Court Antioch, Tennessee 37013	Franklin American Mortgage Company 501 Corporate Centre Drive. Suite 400 Franklin, Tennessee 37067

Part of Map 151 Parcel 40

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

OLE SOUTH PROPERTIES, INC.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LEE'A M. GARNETT, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON COUNTY, TENNESSEE,** and more particularly described as follows:

225

Land in Davidson County, Tennessee, being Lot Number ~~255~~, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Ole South Properties, Inc., by Deed from Cason Lane Development Partners, in Instrument # 20031103-0160874, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument Number 20010531-0056382; Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; 2338, page 466; Instrument Number 20000906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2839 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 07 day of October, 2020

Notary

PARIS T. McCULLOUGH JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 7, 2024