Karen Johnson Davidson County
Batch# 536140 DEEDQC
12/16/2020 03:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201216-0149003

Return to:

ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW GA 30144

Send Tax Notices to:
DENA RENE AMES
TIMOTHY J. TYLER
4143 ALVA LANE
NOLENSVILLE, TN 37135

FILE NO. LTN20130263

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DENA RENE AMES TIMOTHY J. TYLER	DENA RENE AMES TIMOTHY J. TYLER	187.09.0A.164.00
4143 ALVA LANE NOLENSVILLE, TN 37135	4143 ALVA LANE NOLENSVILLE, TN 37135	

* ACQUIRED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DENA RENE AMES AND TIMOTHY J. TYLER, BOTH WHO ~~ACQUIRED~~ TITLE AS UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DENA RENE AMES AND TIMOTHY J. TYLER, MARRIED, TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: Davidson

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 164 ON THE PLAN OF PHASE FIVE SECTION ONE, BURKITT VILLAGE, SP SUBDIVISION, RECORD IN INSTRUMENT NUMBER 2015021D-0012343. REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MOM COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DENA RENE AMES AND TIMOTHY J. TYLER, BOTH AS UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, ON DEED DATED 09/21/2018 AND RECORDED ON 10/04/2018, AS INSTRUMENT NO. 20181004 0098784, AMONG THE REAL LAND RECORDS OF ~~WILLIAMSON~~ Davidson COUNTY, TN,

Property known as, 4143 ALVA LANE, NOLENSVILLE, TN 37135

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2 day of November 20 20

DENA RENE AMES

TIMOTHY J TYLER

STATE OF TENNESSEE

COUNTY OF ~~Williamson~~ Davidson

Before me, Jonathan Rhyne of the state and county mentioned, personally appeared **DENA RENE AMES AND TIMOTHY J TYLER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Public
Printed Name: Jonathan Rhyne
My Commission Expires: 9.21.24

VALUATION AFFIDAVIT

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 $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Williamson

Subscribed and sworn before me this the 2 day of November, 2020.

Notary Public

My commission expires: 9.21.24

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

True Copy Certification

I, Benjamin D. Farrar, Esq., 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 Georgia

County of Paulding

Personally appeared before me, Angela Callahan, a notary public for this county and state, Benjamin D. Farrar, 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: 7/18/2022
Notary' Seal (if on paper)

OFFICIAL SEAL
ANGELA CALLAHAN
Notary Public, Georgia
PAULDING COUNTY
My Commission Expires
JULY 18, 2022