REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 549537 DEEDQC
01/07/2021 02:26:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20210107-0003515

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Brenda Montague
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 7 DAY OF JANUARY, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA A. VITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2022

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Brenda J. Montague and
Karlisa Jefferson
1457 Tempany Court
Nashville, TN 37207

Parcel No. 05003009500

NEW OWNER:
Brenda J. Montague and
Karlisa Jefferson
1457 Tempany Court
Nashville, TN 37207

QUIT CLAIM DEED

(TO CREATE A TENANCY IN COMMON
WITH RIGHTS OF SURVIVORSHIP)

This indenture is made and entered into this 7 day of January, 2021 between BRENDA J. MONTAGUE (hereinafter referred to as "GRANTOR") and R. W. Hardison (hereinafter referred to as "TRUSTEE") and BRENDA J. MONTAGUE AND KARLISA JEFFERSON, as tenants in common with rights of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Bellshire Terrace, Section Two, according to a map of record in Plat Book 6250, Page 673, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Brenda J. Montague by Warranty Deed from James K. Higgins and wife Elaine M. Higgins dated September 29, 1999 and filed October 6, 1999 of record in Book 11692, Page 794, in the Register's

Office of Davidson County, Tennessee.

TAX PARCEL # 05003009500

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1457 Tempany Court, Nashville, TN 37207.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

The express purpose of this instrument is to create a joint tenancy with rights of survivorship (and not a tenancy in common) between Grantor and Grantee. Trustee for the express purpose of carrying out the intent of this transfer, as above set out, does hereby remise, release and forever quitclaim unto Grantee, as joint tenants with rights of survivorship (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

In Witness Whereof, Grantor has set her hand the date first above-written.

Brenda Montague
BRENDA J. MONTAGUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BRENDA J. MONTAGUE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7 day of January, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

In Witness Whereof, Trustee has set his hand the date first above-written.

R. W. HARDISON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF ~~MAURY~~ Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, TRUSTEE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 7 day of January, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

True Copy Certification

I, Tamcika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tamcika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamcika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY