Karen Johnson Davidson County
Batch# 567548 DEEDQC
02/03/2021 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210203-0015766

This Instrument Prepared by and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 3rd day of February, ~~2020~~ 2021.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary
Commission Expires:

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angelia Jackson and Thames Jackson 100 Vickey Court Nashville, TN 37211	NEW OWNER	Map 162-13 Parcel 117 5DU-32181

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Estate of Vicki Jean Redick, Deceased,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Angelia Denise Jackson and Thames Featherston Jackson III, as joint tenant with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two-A, Monte Carlo, of record in Book 4955, Page 45, Register's Office for said County.

SAID Lot No. 61 fronts 75.87 feet on the northwesterly margin of Cedarmont Drive and extends back 127.03 feet on the northeasterly line and 129 .49 feet on the southwesterly line to a dead line in the rear, measuring 105 .25 feet thereon .

Being the same property conveyed to Ronald D. Smith, unmarried by deed from Deborah H. Conkwright Granda and husband Antonio Granda, of record in Book 9330, Page 656, Register's Office for said County. Christina R. Smith spouse of Ronald D. Smith, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

Being the same property conveyed to Vicki J. Redick, unmarried, and Robbie L. Redick, unmarried, by Deed dated November 21, 1997 and recorded on December 12, 1997 in Book 10718, Page 771, in the Register's Office for Davidson County, Tennessee. Said Robbie L. Redick having deceased on May 28, 2006 and leaving no heirs. Said Vicki J. Redick died on April 28, 2018 in Davidson County, Tennessee. Angelia Jackson was appointed executor by the Probate Court for Davidson County, Tennessee at Nashville in Case No. 18P1168.

Being also known as 425 Cedarmont Drive, Nashville, TN 37211.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page for Quitclaim Deed)

Witness my hand this 1ST day of FEBRUARY, 2021.

Estate of Vicki J. Redick

Angelia Jackson

Angelia Jackson, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Angelia Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1ST day of FEBRUARY, 2021.

Notary Public

My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021