AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-151015-THS

Karen Johnson Davidson County
Batch# 572390 DEEDQC
02/10/2021 02:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210210-0019333

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

Tax ID No.: 150 12 0C 004.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 4 day of February, 2021, by and between **COREY IRBY, A MARRIED MAN**, a mailing address of 3517 MOUNT VIEW RIDGE ROAD, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and **COREY IRBY and CINDY IRBY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 3517 MOUNT VIEW 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: 3517 MOUNT VIEW 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 COREY IRBY, A MARRIED MAN FROM CORINTHIAN CUSTOM HOMES, INC., A TENNESSEE CORPORATION in a prior Deed recorded under Instrument Number: 20050831-0104191, recorded on 08/31/2005 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.

COREY IRBY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, COREY IRBY, 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 Davidson County, TN, this 4th day of February, 2021.

Notary Public
My Commission expires: 9/6/2022

KIERSTEN N. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 4th day of February, 2021.

Notary Public
My Commission Expires: 9/16/2022

KIERSTEN N. COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

COREY IRBY and CINDY IRBY
3517 MOUNT VIEW RIDGE ROAD
ANTIOCH, TN 37013

Name and address of property owner:

COREY IRBY and CINDY IRBY
3517 MOUNT VIEW RIDGE ROAD
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 4 ON THE PLAN OF FINAL PLAT MT. VIEW SUBDIVISION SECTION ONE OF RECORD IN PLAT BOOK 11700, PAGE 36; AMENDED IN INSTRUMENT NO. 20010207-0012283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO TAXES FOR THE YEAR 2005, EASEMENTS AND RESTRICTIVE COVENANTS, IF ANY, OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY TOGETHER WITH ANY MODIFICATIONS AND AMENDMENTS THERETO.

PARCEL ID #: 150 12 0C 004.00

PROPERTY COMMONLY KNOWN AS: 3517 MOUNT VIEW RIDGE ROAD, ANTIOCH, TN 37013

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021