AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-160999-MOB

Karen Johnson Davidson County
Batch# 581422 DEEDQC
03/02/2021 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210302-0026432

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

Parcel ID No.: 049-16-OA-054-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of February, 20 21, by and between **Daniel Wayne Hatfield A/K/A Daniel Hatfield, a married man who acquired title as a single man, joined in execution by his spouse Megan Renee Hatfield,** a mailing address of 1408 Rock Creek Court, Whites Creek, TN 37189, hereinafter referred to as Grantor(s) and **Daniel Wayne Hatfield and Megan Renee Hatfield, husband and wife, as tenants by the entirety,** a mailing address of 1408 Rock Creek Court, Whites Creek, TN 37189, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 7900, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

SUBJECT TO (A) ALL RESTRICTIONS OF RECORD; (B) ALL EASEMENTS OF RECORD; (C) ALL VISIBLE EASEMENTS; (D) ALL MATTERS APPEARING ON THE PLAN(S) OF RECORD; AND (E) ALL MATTERS REFERENCED IN THE MASTER DEED AND BY-LAWS; AND (F) ALL APPLICABLE GOVERNMENT AND ZONING REGULATIONS.

Property Address: 1408 Rock Creek Court, Whites Creek, TN 37189

Being the same property conveyed to Daniel Hatfield, a single man, from Jasmaine Batson, Administrator of The Estate of Vincent Lavell Batson, by Deed Dated July 30, 2018, and recorded on July 31, 2018 as 201807310074448.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Daniel Wayne Hatfield A/K/A Daniel Hatfield

Megan Renee Hatfield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Daniel Wayne Hatfield A/K/A Daniel Hatfield and Megan Renee Hatfield, 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 White Creek, TN, this 19 day of February, 2021.

Notary Public
My Commission expires: September 02, 2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Exhibit "A"

Legal Description

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. 34 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 7900, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

SUBJECT TO (A) ALL RESTRICTIONS OF RECORD; (B) ALL EASEMENTS OF RECORD; (C) ALL VISIBLE EASEMENTS; (D) ALL MATTERS APPEARING ON THE PLAN(S) OF RECORD; AND (E) ALL MATTERS REFERENCED IN THE MASTER DEED AND BY-LAWS; AND (F) ALL APPLICABLE GOVERNMENT AND ZONING REGULATIONS.

BEING THE SAME PROPERTY CONVEYED TO DANIEL HATFIELD, A SINGLE MAN, FROM JASMAINE BATSON, ADMINISTRATOR OF THE ESTATE OF VINCENT LAVELL BATSON, BY DEED DATED JULY 30, 2018, AND RECORDED ON JULY 31, 2018 AS 201807310074448.

Parcel ID Number: 049-16-OA-054-00

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 19 day of February, 2021.

Notary Public
My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Daniel Wayne Hatfield and Megan Renee Hatfield
1408 Rock Creek Court
Whites Creek, TN 37189

Name and address of property owner:

Daniel Wayne Hatfield and Megan Renee Hatfield
1408 Rock Creek Court
Whites Creek, TN 37189

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