Karen Johnson Davidson County
Batch# 595156 DEEDQC
03/18/2021 11:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210318-0036071

File Number: 20111937R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Je'Rald Hereford and **Lashandra Hereford**, 1916 Grants Pass, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20111937R-QCD **053 09 0B 076.00**

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jerald Hereford who acquired title as Je'Reid Hereford and **Lashandra Hereford**, husband and wife, whose mailing address is **1916 Grants Pass, Madison, TN 37115**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jerald Hereford** and **Lashandra Hereford**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1916 Grants Pass, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING LOT NO. 51 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION THREE, AS OF RECORD IN INSTRUMENT NO. 20031006-0146888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID

PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES CONVEYED UNTO JE'REID HEREFORD AND WIFE, LASHANDRA HEREFORD, BY VIRTUE OF WARRANTY DEED FROM RANDALL PHILLIPS HOMES, LLC, DATED NOVEMBER 19, 2004, RECORDED NOVEMBER 9, 2004, IN INSTRUMENT: 20041119-0139070 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 1916 Grants Pass, Madison, TN 37115

Parcel ID: 053 09 0B 076.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 12th, 2021:

Je'Rald Hereford
Jerald Hereford who acquired title as Je'Reid Hereford

LaShandra Hereford
Lashandra Hereford

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 12th, 2021 by **Jerald Hereford who acquired title as Je'Reid Hereford** and **Lashandra Hereford** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

202103180036071

State of TN
County of Davidson

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 $ 1.00 .

Subscribed and sworn to before me

This 12th day of March, 2021.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

X Je'Rald Hereford LaShandra Hereford
Affiant

X Je'Rald Hereford LaShandra Hereford
Print Name

Notary Public

My commission expires:

9/6/2022

James Everett
Print Name

CTIC# _____

True Copy Certification

I, WINTER CONNELL, 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 FL

County of BREVARD

Personally appeared before me, MATTHEW EUBANKS a notary public for this county andstate, WINTER CONNELL who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: FEB 3, 2025
Notary' Seal (if on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.