Karen Johnson Davidson County
Batch# 595792 DEEDQC
03/19/2021 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210319-0036875

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Andrea Jones	ANDREA JONES	052 04 0 075.00
241 Manzano Road	241 MANZANO ROAD	
Madison, Tennessee 37115	MADISON TN 37115	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANDREA JONES, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANDREA JONES, an unmarried woman, hereinafter referred to as "Grantee", whose mailing address is: 241 Manzano Road, Madison, Tennessee 37115, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Arrowhead Estates, Section II, of record in Plat Book 5050, page 83, Register's Office for said County.

Said Lot Number 65 fronts 67.03 feet 40.00 - 27.03 on a broken line on the Northerly margin of Manzano Road and extends back 110.47 feet on the easterly line and 115.94 feet on the westerly line to a dead line in the rear measuring 78.66 feet thereon.

Tax ID No.: 052 04 0 075.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20160809-0082671, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 241 Manzano Road, Madison, Tennessee 37115.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of February, 2021.

ANDREA JONES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREA JONES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22nd day of February, 2021.

Notary Public
My Commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant/Grantee

Subscribed and sworn to before me this 22nd day of February, 2021.

Notary Public
My Commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

SURVEY AFFIDAVIT

STATE OF Tennessee
COUNTY OF Davidson

The undersigned **AFFIANT**, being first duly sworn according to law, deposes and says that they are fee simple owner of certain real property located at 241 Manzano Road, Madison, TN 37115 and further states as follows:

That **AFFIANT** is familiar with the location of any improvements located on said property and upon any adjoining property; that no such buildings, fences, walls, no joint driveways, no shared garages/walls, or other improvements erected upon the property, or upon any adjacent property, are situated in such a manner as to encroach upon boundary line(s); or to such improvements located on the property of **AFFIANT** that they do not encroach upon any setback lines or easements or rights of way that may be found upon said property.

Further, **AFFIANT** sayeth naught

Andrea Jones

State of Tennessee
County of Davidson

Subscribed and sworn to (or affirmed) before me on this 22nd day of February, 2021, by Andrea Jones, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

True Copy Certification

I, Leigh A. Pearson, 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 Pennsylvania

County of Allegheny

Personally appeared before me, [Melinda Sue Perry], a notary public for this county and state, [Leigh Pearson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Aug 20, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melinda Sue Perry, Notary Public
Allegheny County
My commission expires August 20, 2023
Commission number 1262941
Member, Pennsylvania Association of Notaries