Karen Johnson Davidson County
Batch# 597519 DEEDQC
03/22/2021 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037612

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.:
Patrice Hickson	Patrice Hickson	173050B02600CO
1837 Cottage Grove Way	1837 Cottage Grove Way	
Antioch, TN 37013	Antioch, TN 37013	

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, PATRICE HICKSON, formerly known as PATRICE BARNES, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PATRICE HICKSON, a single person, hereinafter referred to as "Grantee", whose mailing address is: 1837 Cottage Grove Way, Antioch, TN 37013, 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 Number 26 on the Plan of Cottage Grove of record in Instrument Number No. 20071213-0143631 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Tax ID No.: 173050B02600CO

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20100405-0024866, 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 1837 Cottage Grove Way, Antioch, TN 37013.

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 12th day of February, 2021.

PATRICE HICKSON, formerly known as PATRICE BARNES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PATRICE HICKSON, formerly known as PATRICE BARNES, 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 12th 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, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

PATRICE HICKSON

Subscribed and sworn to before me this 12th 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

True Copy Certification

I, Daniel F. Loughlin JR, 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, **Anthony Hirak**, a notary public for this county and state, [Daniel F. Loughlin, Jr.] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anthony Hirak
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Anthony Hirak, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires Feb. 15, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES