Karen Johnson Davidson County
Batch# 647122 DEEDQC
06/01/2021 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210601-0073162

QUIT CLAIM DEED

Return to:

MARCUS MCFADDEN & BRITTANY MCFADDEN
121 KIOWA TRAIL
MADISON TN 37115
FILE NO. ASV-3491224

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10

M McFadden Brittany McFadden
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 18 DAY OF May, 2021

SHEILA D EWING-AGNEW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (AFFIX SEAL)

Sheila D Ewing-Agnew
Notary Public

MY COMMISON EXPIRES: 3.25.2025

THIS INSTRUMENT WAS DRAFTED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARCUS MCFADDEN BRITTANY MCFADDEN	MARCUS MCFADDEN BRITTANY MCFADDEN	053-14-0-B/020.00
121 KIOWA TRAIL MADISON, TN 37115	121 KIOWA TRAIL MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARCUS MCFADDEN, WHO TOOK TITLE AS AN UNMARRIED MAN, AND BRITTANY BIGGERS, NOW KNOWN AS BRITTANY MCFADDEN, WHO TOOK TITLE AS AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, NOW MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MARCUS MCFADDEN AND BRITTANY MCFADDEN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF MADISON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 65 ON THE FIRST REVISION FINAL PLAT OF THE WOODS OF NEELEY'S BEND, PHASE 3 OF RECORD IN INSTRUMENT NO. 20080606-0058247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID #053-14-0-B/020.00

THIS BEING THE SAME PROPERTY CONVEYED TO MARCUS MCFADDEN, AN UNMARRIED MAN AND BRITTANY BIGGERS, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM GABRIEL VELAZQUEZ AND YADIR S. VELAZQUEZ, HUSBAND AND WIFE IN A DEED DATED DECEMBER 18, 2015, AND RECORDED DECEMBER 22, 2015, AS INSTRUMENT NO. 20151222-0128731.

Property known as, 121 KIOWA TRAIL, MADISON, TN 37115

SHEILA D EWING-AGNEW STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18 day of May, 20 21.

MARCUS MCFADDEN

Brittany Biggers N/K/A Brittany Mcfadden
BRITTANY BIGGERS
N/K/A BRITTANY MCFADDEN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Sheila D. Ewing Agnew of the state and county mentioned, personally appeared **MARCUS MCFADDEN** and **BRITTANY BIGGERS N/K/A BRITTANY MCFADDEN** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Printed Name: Sheila D Ewing-Agnew
My Commission Expires: 3.25.2025

True Copy Certification

I, Tracy Broderick, 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 Rhode Island

County of Newport

Personally appeared before me, [Daniel Gomes], a notary public for this county and state, [Tracy Broderick] 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: 12-18-2023

Notary' Seal (if on paper)

