QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 654628 DEEDQC
06/11/2021 08:54:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210611-0078757

State of Alabama
County of Autauga

The actual consideration for this transfer is $ -1- .

Affiant

Subscribed and sworn to before me, this the 17 day of May, 2021.

Notary Public

My commission expires: SUSAN COOK My Commission Expires February 10, 2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235, Nashville, TN 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Monyca Hendrix 475 Cambridge Way Covington, GA 30016	Monyca Hendrix 475 Cambridge Way Covington, GA 30016	119140A12400C0

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, Leigh Dismukes**, as sole heir-at-law to Patricia H. Bailey, has bargained and sold, and by these presents does quitclaim, transfer and convey all of her right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to **Monyca Hendrix** a married woman.

This is improved property known as **2929 Selena Drive, Unit J-124, Nashville, TN 37211.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

[Signature page to follow]

Witness my hand this 17 day of May 2021.

Leigh Dismukes

STATE OF Alabama)
COUNTY OF Autauga)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Leigh Dismukes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 17 of May 2021.

Notary Public

My Commission Expires: SUSAN COOK My Commission Expires February 10, 2024

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $1.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

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 Unit No. 124 Building J on the plan of condominium site of Kingswood Condominium, of record in Book 5200, Page 520, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Further, being the same property conveyed to Patricia H. Bailey, unmarried, by Faye Wade Allen, as to a life estate, with a remainder to Bradley Farras Allen and Thomas Earl Allen of record in Instrument No. 20150309-0019777, Davidson County Tennessee Register of Deeds.

Further, being the same property conveyed to Leigh Dismukes, unmarried, Patricia H. Bailey, Deceased, by Affidavits of Heirship of record in Instrument Nos. 20210408-0046665 and 20210408-0046664, Davidson County Tennessee Register of Deeds.