(3)

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Jamie Hancock and Quincy Hancock
1900 Lathan Court
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNERS

Karen Johnson Davidson County
Batch# 663479 DEEDQC
06/24/2021 08:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210624-0085274

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 070-08-0; Parcel 218.00)

THIS INSTRUMENT made and entered into on this the 20th day of June, 2021, by and between, **BRENDA A. EWIN, DENISE MARIA WEBSTER, LAWRENCE CHARLES DENNIS, GREGORY ISHMAEL DENNIS, FRAN DENNIS, RENEE CARMON DENNIS AND JAMIE HANCOCK,** ("Grantors"), and **JAMIE HANCOCK AND HUSBAND, QUINCY HANCOCK,** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantees, Grantees' heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 5, on the Plan of Riverside Homes, of record in Book 2330, Page 108; Amended by Surveyor's Certificate of Correction in Book 3432, Page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to James Dennis, Jr., unmarried, by Warranty Deed dated July 8, 1977, from Roy L. Miller and wife, Georgia A. Miller, recorded July 12, 1977, in Book 5169, Page 730, in the Register's Office of Davidson County, Tennessee. The said James Dennis, Jr. died intestate on or about January 20, 1986, leaving the subject property vested in James Dennis, Sr., and wife Thelma M. Dennis, as his sole heirs-at law, in equal shares. See also, Affidavit of Heirship dated December 29, 1993, being recorded December 29, 1993, in Book 9202, Page 383, in the Register's Office of Davidson County, Tennessee. The said Thelma M. Dennis died intestate on or about November 29, 1997, leaving her interest in the subject property vested in her husband, James Dennis, Sr. and five (5) children: Brenda A. Ewin, Denise Maria Webster, Lawrence Charles Dennis, Gregory Ishmael Dennis and Roger Leroy Dennis, these being her sole heirs-at-law. Also see Affidavit of Heirship dated June 20, 2021, and of record in Instrument No. 202106240085272 in said Register's Office. The said Roger Leroy Dennis subsequently died intestate on or about September 13, 2018, leaving his interest in the subject property vested in his wife, Fran Dennis and two (2) daughters: Renee Carmon Dennis and Jamie Hancock, these being his sole heirs-at-law. Also see Affidavit of Heirship dated June 20, 2021, and of record in Instrument No. 202106240085273 in said Register's Office. By Quitclaim Deed dated May 24, 2019, the said James Dennis, Sr., conveyed all of his right, title, and interest in the subject property to Jamie Hancock and husband, Quincy Hancock, being recorded June 3, 2019, in Instrument No. 20190603-0052710, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

The undersigned being all of the heirs-at-law of James Dennis, Jr., Thelma M. Dennis and Roger Leroy Dennis, according to the Tennessee laws of intestate succession, execute this instrument for the purpose of vesting the subject property solely in Jamie Hancock and husband, Quincy Hancock.

THIS is improved property known as 1900 Lathan Court, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 20th day of June, 2021.

Brenda A. Ewin
Brenda A. Ewin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda A. Ewin,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lathan Ct Nashville TN, this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7, 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND and signature on this the 20th day of June, 2021.

Denise Maria Webster

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Denise Maria Webster,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lathan Ct. Nashville TN, this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7, 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND and signature on this the 20th day of June, 2021.

Lawrence Charles Dennis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence Charles Dennis,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lathum Ct Nashville TN, this 20th day of _____, 2021.

Notary Public

My Commission Expires: March 7 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND and signature on this the 20th day of June, 2021.

Gregory Ishmael Dennis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Ishmael Dennis,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lathum Ct. Nashville TN, this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND and signature on this the 20th day of June, 2021.

Fran Dennis

Fran Dennis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fran Dennis,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lathan St. Nashville TN, this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7, 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND and signature on this the 20th day of June, 2021.

Renee Carmon Dennis

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Renee Carmon Dennis, the** bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lathan St. Nashville TN, this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7, 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND and signature on this the 20th day of June, 2021.

Jamie Hancock
Jamie Hancock

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie Hancock,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at 1900 Lotsa Ct. Nashville TN, this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7, 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Jamie Hancock
Affiant

Sworn to and subscribed before me this 20th day of June, 2021.

Notary Public

My Commission Expires: March 7, 2023

TONYA Y. RIPPY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Hannah Bollinger, 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 Tennessee
County of ~~Davidson~~ Coffee

Personally appeared before me, Bonnie L. Wigley, a notary public for this county and state, Hannah Bollinger, 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: 9/13/2023

Notary' Seal (if on paper)

BONNIE L WIGLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY