Karen Johnson Davidson County
Batch# 671908 DEEDQC
07/07/2021 11:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210707-0091200

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-169814-SAGE

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 043 10 0 083.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 16 day of April, 2021, by and between **JUSTIN AHMANSON and EMILY ROSE VILLAREAL AHMANSON F/K/A EMILY VILLAREAL, HUSBAND AND WIFE WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 233 BECKLEA DRIVE, MADISON, TN 37115, hereinafter referred to as Grantor(s) and **JUSTIN AHMANSON and EMILY ROSE VILLAREAL AHMANSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 233 BECKLEA DRIVE, MADISON, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 233 BECKLEA DRIVE, MADISON, TN 37115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JUSTIN AHMANSON

EMILY ROSE VILLAREAL AHMANSON F/K/A EMILY VILLAREAL

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JUSTIN AHMANSON and EMILY ROSE VILLAREAL AHMANSON F/K/A EMILY VILLAREAL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 16 day of April, 2021.

Notary Public
My Commission expires: 3.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tenn.
COUNTY OF Davidson

Sworn to before me this 16 day of April, 2021

Notary Public
My Commission Expires: 3.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

JUSTIN AHMANSON and EMILY ROSE VILLAREAL AHMANSON
233 BECKLEA DRIVE
MADISON, TN 37115

Name and address of property owner:

JUSTIN AHMANSON and EMILY ROSE VILLAREAL AHMANSON
233 BECKLEA DRIVE
MADISON, TN 37115

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS WIT:

BEING LOT 242, ON THE PLAN OF MADISON PARK, SECTION 8, OF RECORD IN BOOK 4300, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 242 FRONTS 64.6 ON THE SOUTHERLY MARGIN OF BECKLEA DRIVE AND EXTENDS BACK 147.9 FEET ON THE EASTERLY LINE AND 150.4 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 64.64 FEET THEREON.

SUBJECT TO THE FOLLOWING:

1) 2019 TAXES AND SUBSEQUENT YEARS.

2) MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 4300, PAGE 117, SAID REGISTER'S OFFICE.

3) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN AHMANSON, AN UNMARRIED MAN AND EMILY VILLAREAL, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM 1 PUBLIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 15, 2019 AND RECORDED ON MARCH 1, 2019, AS 20190301-0018766.

Parcel ID Number: 043 10 0 083.00

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021