AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. IT210544643

Karen Johnson Davidson County
Batch# 684613 DEEDQC
07/27/2021 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0100874

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

Parcel ID No.: 098 01 0 028.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 22 day of June, 2021, by and between **JASON JAMES and KRYSTEL JEAN JAMES F/K/A KRYSTEL JEAN, HUSBAND AND WIFE,** a mailing address of 4062 Lake Parkway, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **JASON JAMES and KRYSTEL JEAN JAMES, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** a mailing address of 4062 Lake Parkway, Hermitage, TN 37076, 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:

BEING LOT NO. 26 ON THE PLAN OF SECTION ONE LAKE PARK, OF RECORD IN PLAT BOOK 4175, PAGES 134 AND 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 4062 Lake Parkway, Hermitage, TN 37076

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

Being the same property conveyed to Jason James and Krystel Jean, husband and wife, from Laura A. Wheeler, in a prior Deed recorded under Instrument Number: 20171012-0104786, recorded on 10/12/2017 in Davidson County, Tennessee.

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

JASON JAMES

KRYSTEL JEAN JAMES F/K/A KRYSTEL JEAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JASON JAMES and KRYSTEL JEAN JAMES F/K/A KRYSTEL JEAN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 22 day of June, 2021.

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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 Tennessee
COUNTY OF Davidson

Sworn to before me this 22 day of June, 20 21

Notary Public
My Commission Expires: 04/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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

JASON JAMES and KRYSTEL JEAN JAMES
4062 Lake Parkway
Hermitage, TN 37076

Name and address of property owner:

JASON JAMES and KRYSTEL JEAN JAMES
4062 Lake Parkway
Hermitage, TN 37076

TRUE COPY CERTIFICATION

I, Jena Burgess, 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, on June 22, 2021.

Signature

STATE OF Ohio
COUNTY OF Lorain

Personally appeared before me, Jeanette Morgan [Name of Notary],

a notary public for this county and state, Jena Burgess [name of person making certification] 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: _____

Notary's Seal

NOTARIAL SEAL
STATE OF OHIO

JEANETTE MORGAN
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
July 24, 2024