Karen Johnson Davidson County
Batch# 686715 DEEDQC
07/30/2021 08:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0102489

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-179379-NBKC

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
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Parcel ID No.: 173 04 0A 204.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of JUNE, 2021, by and between **FRANCISCO MEDINA, A MARRIED MAN WHO ACQUIRED TITLE AS SINGLE, JOINED IN EXECUTION BY HIS SPOUSE KATIE ANN MEDINA,** a mailing address of 5216 Ridgefalls Way, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **FRANCISCO MEDINA and KATIE ANN MEDINA, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** a mailing address of 5216 Ridgefalls Way, Antioch, TN 37013, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 204 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 19991213-0302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: 5216 Ridgefalls Way, Antioch, TN 37013

Subject to declaration of covenants, conditions, and restrictions of Oak Highlands, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, and made applicable to Phase 2, in Instrument No. 20000428042354, said Register's Office; easements and setback lines as set forth on the above plan of record.

Being the same property conveyed to Francisco Medina, a single man from Jennifer C. Todd fka Jennifer E. McClendon, married, by deed dated August 29, 2014, and recorded on September 04, 2014, as Instrument No. 20140904-0080668.

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

Francisco Medina
FRANCISCO MEDINA

Katie Ann Medina
KATIE ANN MEDINA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, FRANCISCO MEDINA and KATIE ANN MEDINA, 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 Tennessee, this 12th day of June, 2021.

Shaketa Washington
Notary Public
My Commission expires: 01/04/2025

SHAKETA WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 204 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 19991213-0302267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN H. MCCLENDON, A MARRIED PERSON BY DEED DATED 9/22/2000 FROM S AND Y CONSTRUCTION, A SOLE PROPRIETORSHIP, OF RECORD IN INSTRUMENT NO. 20000926-00955283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JONATHAN H. MCCLENDON HAS SINCE CONVEYED HIS INTEREST IN SAID PROPERTY TO JENNIFER E. MCCLENDON BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20120726-0065878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JENNIFER E. MCCLENDON HAS SINCE RE-MARRIED AND IS KNOWN AS JENNIFER C. TODD.

SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF OAK HIGHLANDS, OF RECORD IN BOOK 7350, PAGE 24, RE-RECORDED IN BOOK 7367, PAGE 587, AMENDED IN BOOK 8765, PAGE 77, AND MADE APPLICABLE TO PHASE 2, IN INSTRUMENT 200004280042354, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD.

MICHAEL E. TODD JOINS IN THIS CONVEYANCE TO RELINQUISH ANY AND ALL RIGHT, MARITAL, HOMESTEAD, OR OTHERWISE, WHICH HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO JENNIFER C. TODD.

BEING THE SAME PROPERTY CONVEYED TO FRANCISCO MEDINA, A SINGLE MAN FROM JENNIFER C. TODD FKA JENNIFER E. MCCLENDON, MARRIED, BY DEED DATED AUGUST 29, 2014, AND RECORDED ON SEPTEMBER 04 2014, AS 20140904-0080668.

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. Closing date is 6/12/2021

Sara Yith 6/12/2021
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 6/12/2021
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

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.

Francisco Medina Katie Ann Med
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 12th day of June, 2021.

Shaketa Washington
Notary Public
My Commission Expires: 01/06/2025

SHAKETA WASHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

FRANCISCO MEDINA and KATIE ANN MEDINA
5216 Ridgefalls Way
Antioch, TN 37013

Name and address of property owner:

FRANCISCO MEDINA and KATIE ANN MEDINA
5216 Ridgefalls Way
Antioch, TN 37013