Karen Johnson Davidson County
Batch# 698966 DEEDQC
08/17/2021 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210817-0111226

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210068870LD

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

Parcel ID No.: 151 09 0B 095.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 6 day of AUGUST, 20 21, by and between **Antoine L. Williams, who erroneously acquired title as Antoin L. Williams and Emily S. Williams, husband and wife**, a mailing address of 5424 Skipjack Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Antoine L. Williams and Emily S. Williams, husband and wife, as tenants by the entirety**, a mailing address of 5424 Skipjack Drive, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 5424 Skipjack Drive, Antioch, TN 37013

Being the same parcel conveyed to Antoin L. Williams and Emily S. Williams from Gregory D. Bean and LaSondra Cole Bean f/k/a LaSondra B. Cole, by virtue of a Deed dated 03/26/2011, recorded 08/01/2011, in Instrument No. 20110801-0058675 County of Davidson, State of Tennessee.

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.

Antoine L. Williams, who erroneously acquired title as Antoin L. Williams

Emily S. Williams

Emily S. Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Antoine L. Williams, who erroneously acquired title as Antoin L. Williams and Emily S. Williams**, 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 Nashville TN, this 16 day of August, 2021.

Notary Public
My Commission expires: 12-19-2023

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

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 6 day of August, 2021.

Notary Public
My Commission Expires: 12-19-2023

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

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

Antoine L. Williams and Emily S. Williams
5424 Skipjack Drive
Antioch, TN 37013

Name and address of property owner:

Antoine L. Williams and Emily S. Williams
5424 Skipjack Drive
Antioch, TN 37013

EXHIBIT A

LEGAL DESCRIPTION

The following described property situated in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 92 on the plan of Phase 2, Lakeside Cove at Percy Priest, of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same parcel conveyed to Antoin L. Williams and Emily S. Williams from Gregory D. Bean and LaSondra Cole Bean f/k/a LaSondra B. Cole, by virtue of a deed dated 03/26/2011, recorded 08/01/2011, in deed book , page , as instrument no. 20110801-0058675 County of Davidson, State of Tennessee.

Parcel/APN/Tax ID: 151 09 0B 095.00

Certificate of Authenticity

I, Jennifer Terranova, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/6/2021.

Date

Jennifer Terranova

Affiant Signature

8/11/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 11th day of August, 20 21.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County. Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)