Karen Johnson Davidson County
Batch# 702269 DEEDQC
08/23/2021 08:32:50 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210823-0113250

This document prepared by (and after recording return to):
Name: Nina Whitehurst
Firm/Company: CUMBERLAND LEGACY LAW
Address: 330 Ridgeline Drive
City, State, Zip: Crossville, Tennessee 38571
Phone: (423) 648-9829

--------Above This Line Reserved for Official Use Only--------

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR NO CONSIDERATION, John Franklin Teas, Jeffrey Charles Teas, and William Edward Teas, for themselves and their heirs and assigns, hereinafter referred to as "Grantors", hereby quitclaim to Michael Wayne Teas, hereinafter referred to as "Grantee", all of Grantors' right, title or interest in and to the following lands and property, together with all improvements located thereon, to-wit:

> Land in Davidson County, Tennessee, being Lot 28, Plan of Edgemead Farms, as shown on plat of record in Plat Book 3600, Page 69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> MORE COMMONLY KNOWN AS: 210 Edgemead Drive, Madison, TN 37115
>
> MAP-PARCEL: 034-13-0-229
>
> REFERENCE is made for prior title to Affidavit of Heirship recorded in Book _____, page 20210823-0113249 in the Register's Office of Davidson County, Tennessee.

Grantors and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made and Nina Whitehurst and Cumberland Legacy Law, attorneys, shall not be liable for the status of title to the property or the accuracy of such information. This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

WITNESS Grantors' hands this the 28 day of July, 2021.

John Franklin Teas

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

On this 28th day of July, 2021, before me personally appeared John Franklin Teas, who proved on the basis of satisfactory evidence to be the persons described in this document, and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

MIRINDA D. HOPKINS
Notary Public-Arkansas
Washington County
My Commission Expires 02-28-2022
Commission # 12386682

Notary Public
My Commission expires: 02-28-2022

Jeffrey Charles Teas

STATE OF ARKANSAS)
Stone) ss.
COUNTY OF ~~WASHINGTON~~)

On this 4th day of August, 2021, before me personally appeared Jeffrey Charles Teas, who proved on the basis of satisfactory evidence to be the persons described in this document, and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

STATE OF ARKANSAS NOTARY PUBLIC
N. RENEE STOREY
MY COMMISSION # 12361229
EXPIRES: March 8, 2027
Stone County

N Renee Storey
Notary Public
My Commission expires: March 8, 2027

William Edward Teas

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

On this 4th day of August, 2021, before me personally appeared William Edward Teas, who proved on the basis of satisfactory evidence to be the persons described in this document, and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

TIFFANY DYCUS
MY COMMISSION # 12690375
EXPIRES: June 27, 2025
Faulkner County

Notary Public
My Commission expires: 6/27/2025

Grantors' Names, Addresses:	**Grantee's Name, Address:**
John Franklin Teas 4848 W. Crossvine Dr. Fayetteville, AR 72704 Jeffrey Charles Teas P.O. Box 1124 Mountainview, AR 72560 William Edward Teas P.O. Box 535 Mayflower, AR 72106	Michael Wayne Teas 210 Edgemead Drive Madison, TN 37115
SEND TAX STATEMENTS TO: Michael Wayne Teas 210 Edgemead Drive Madison, TN 37115	

AFFIDAVIT OF CONSIDERATION

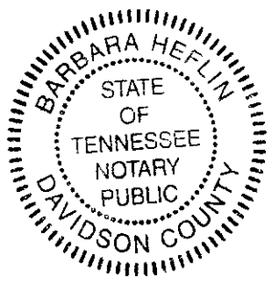
I hereby swear or affirm that the actual consideration for this transfer is $0.00, and as such is exempt from Tennessee transfer taxes pursuant to TCA §67-4-409(a)(4).

Michael Wayne Teas

Affiant: Michael Wayne Teas

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Subscribed and sworn to before me this 2 day of August, 2021 by Michael Wayne Teas.



Barbara Heflin

Notary Public

My Commission Expires: 03/06/2024