Karen Johnson Davidson County
Batch# 702272 DEEDQC
08/23/2021 08:33:30 AM 6 pgs
Fees: $33.00 Taxes: $37.00
20210823-0113253

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210070033LD

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

Parcel ID No.: 025-16-0-009-00

QUITCLAIM DEED

THIS DEED made and entered into on this 13 day of August, 2021, by and between **Ryan L. Cunningham, an unmarried man and Kylie N. Jenkins, an unmarried woman, as tenants in common with right of survivorship**, a mailing address of 214 Moss Trl, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Kylie N. Jenkins, an unmarried woman**, a mailing address of 214 Moss Trl, Goodlettsville, TN 37072, 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: 214 Moss Trl, Goodlettsville, TN 37072

Being the same parcel conveyed to Ryan L. Cunningham and Kylie N. Jenkins from Ollie E. Frensley, by virtue of a deed dated 08/30/2019, recorded 09/05/2019, in Instrument No. 20190905-0089744 County of Davidson, State of TN.

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.

Ryan L. Cunningham

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Ryan L. Cunningham, 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 Goodlettsville TN, this 13 day of August, 2021.

Ella K Butler
Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Kylie N. Jenkins

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kylie N. Jenkins, 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 Goodlettsville TN, this 13 day of August, 2021.

Ella K Butler
Notary Public
My Commission expires: 07/09/2021

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 $10,000.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 13 day of August, 20___.

Ella K. Butler
Notary Public
My Commission Expires: 09/09/2024

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. TENN.

EKB

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

Kylie N. Jenkins
214 Moss Trl
Goodlettsville, TN 37072

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Name and address of property owner:

Kylie N. Jenkins
214 Moss Trl
Goodlettsville, TN 37072

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 08/13/2021.

Date

Jennifer Terranova

Affiant Signature

08/16/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 16 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)

Schedule A

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Page 120 and 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 125 feet on the Northwesterly side of Moss Trail Road and runs back 324.7 feet on the Northerly line and 294.6 feet on the Southerly line, to a dead line, measuring 144.7 feet thereon.

Being the same property conveyed to ollie E. Frensley and wife, Colleen P. Frensley by Warranty deed from Theodore W. Frierson and wife, Blanche H. Frierson, of record in Book 2804, page 19, Register's Office for Davidson County, Tennessee, dated September 06, 1958 and recorded on September 10, 1958. The said Colleen Frensley having since died.

Being improved property also known as 214 Moss Trail Goodlettsville, Tennessee 37072.

Being the same parcel conveyed to Ryan L. Cunningham and Kylie N. Jenkins from Ollie E. Frensley, by virtue of a deed dated 08/30/2019, recorded 09/05/2019, in deed book , page , as instrument no. 20190905-0089744 County of Davidson, State of TN.