QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 704732 DEEDQC
08/25/2021 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210825-0115048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22
(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jayson Richards and Christina L. Feagans	NEW OWNERS	
(NAME)	(NAME)	
7267 Bidwell Road	17041 PINEHURST LN APT. D	**014-00-0-204.00**
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	HUNTINGTON BEACH, CA 92647	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAYSON RICHARDS, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JAYSON RICHARDS, UNMARRIED, AND CHRISTINA L. FEAGANS, UNMARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SITUATED AND LYING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS TRACT I ACCORDING TO AN UNRECORDED SURVEY BY TOMMY E. WALKER, P.O. BOX 495, RIDGETOP, TN 37152, TENNESSEE R.L.S. NO. 1465, DATED MARCH 26,1992 AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BIDWELL ROAD, BEING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND OWNED BY JOE A. SMITH, ETUX, OF RECORD IN BOOK 4412, PAGE 575, R.O.D.C.T.; THENCE WITH THE WESTERLY MARGIN OF BIDWELL ROAD SOUTH 02 DEGREES 20 MINUTES 50 SECONDS WEST 150.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 30 MINUTES 00 SECONDS WEST 789.86 FEET TO A POINT; THENCE NORTH 02 DEGREES 20 MINUTES 50 SECONDS EAST 150.00 FEET TO A POINT; THENCE SOUTH 8 DEGREES 30 MINUTES 00 SECONDS EAST 789.86 FEET TO THE POINT OF BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAYSON RICHARDS, UNMARRIED, BY WARRANTY DEED FROM ALEX L. GANDER, AN UNMARRIED MAN AND JATOREY GANDER, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20210825011504 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **7267 Bidwell Road, Joelton, TN 37080**

Witness our hands this the 16 day of August, 2021.

Jayson Richards

Jayson Richards

STATE OF CA)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jayson Richards**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of August, 2021.

Notary Public
My Commission Expires: 8.24.2023

CHRIS D. DODSON
COMM. #2302726
Notary Public - California
Riverside County
My Comm. Expires Aug. 24, 2023

NRO1 NRO1

Please Return to:

Magnolia Title & Escro
1104 Fatherland Stree
Nashville, TN 3720

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 16, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)