Karen Johnson Davidson County
Batch# 719596 DEEDQC
09/20/2021 10:43:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210920-0125892

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this ___ day of September, 2021.

Notary Public

My Commission Expires: _____

ABBY DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jacqueline Lewis and Cornell Downs 2962 Baby Ruth Lane Unit 8 Antioch, TN 37013	New Owner	Map and Parcel No.: 163-11-0D-008.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jacqueline Lewis, a single woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jacqueline Lewis, a single woman, and Cornell Downs, a single man, joint tenants with rights of survivorship**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Hickory Place Townhouses of record in Plat Book 11190, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline Lewis, a single woman by Warranty Deed from Candice N. Gilbert, unmarried, dated May 23, 2017 and recorded May 26, 2017 in Instrument No. 20170526-0052584, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2962 Baby Ruth Lane Unit 8, Antioch, TN 37013**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of **September**, 2021.

Jacqueline Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 17th day of September, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021