Karen Johnson Davidson County
Batch# 721844 DEEDQC
09/22/2021 11:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210922-0127438

File Number: 21198766R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
James M. Buckingham and **Leslie Buckingham**, 509 Lanier Drive, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052 02 0 126.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

James M. Buckingham, a formerly unmarried man, whose mailing address is **509 Lanier Drive, Madison, TN 37115**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **James M. Buckingham** and **Leslie Buckingham**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **509 Lanier Drive, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 44, BLOCK "B" ON REVISED MAP OF RAINBOW TERRACE, PLAN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO JAMES M. BUCKINGHAM, AN UNMARRIED MAN, BY VIRTUE OF WARRANTY DEED FROM TERRELL STARKS, UNMARRIED, DATED JULY 27, 2015, RECORDED JULY 28, 2015, IN INSTRUMENT: 20150728-0074289 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 052 02 0 126.00

FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 509 LANIER DRIVE, MADISON, TN 37115

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on September 16, 2021:

James M. Buckingham

STATE OF Tennessee
COUNTY OF Robertson

The foregoing instrument was acknowledged before me on September 16, 2021 by **James M. Buckingham** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

LASHONDA QUINSHA MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2024

Notary Public

Executed by the undersigned on September 16, 2021:

Leslie Buckingham

STATE OF Tennessee
COUNTY OF Robertson

The foregoing instrument was acknowledged before me on September 16, 2021 by **Leslie Buckingham** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

LASHONDA QUINSHA MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2024

State of Tennessee
County of Robertson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Subscribed and sworn to before me

This 16th day of September, 2021.

James M Buckingham
Affiant

James M Buckingham
Print Name

(Seal)

LASHONDA QUINSHA MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

LaShonda Morris
Notary Public

My commission expires:

9/25/2024

LaShonda Morris
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Kaliyah Stewart, 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 9/16/2021 (date of document).

Affiant Signature

9/20/2021
Date

State of FL

County of Brevard

Sworn to and subscribed before me this 20 day of September, 2021.

BEVERLY PASCAL
Notary Public-State of Florida
Commission # HH 5799
My Commission Expires
June 01, 2024

Notary's Signature

MY COMMISSION EXPIRES: June 7, 2024

NOTARY'S SEAL