Karen Johnson Davidson County
Batch# 750386 DEEDQC
11/05/2021 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211105-0148419

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 533578750-69793954

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 043-06-0-069

QUIT CLAIM DEED

THIS DEED made and entered into on this 20 day of October, 2021, by and between **Janice M. Dillon, an unmarried woman**, a mailing address of 320 Singer Drive, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Janice M. Dillon, an unmarried woman and Tina R Ross, a married woman**, a mailing address of 320 Singer Drive, Madison, TN 37115, 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, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 320 Singer Drive, Madison, TN 37115

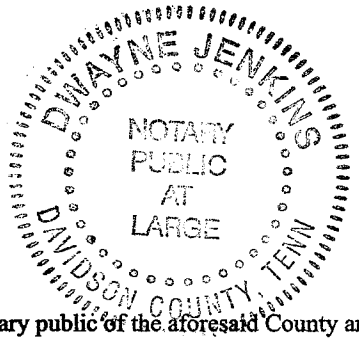
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument No. 20031028-0158644, recorded on 10/28/2003 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Janice M. Dillon



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Janice M. Dillon, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 20 day of October, 2021

Notary Public
My Commission expires: 9/2/24

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 20 day of October, 2021

DWAYNE JENKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public
My Commission Expires: 9/2/24

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

Janice M. Dillon and Tina R Ross
320 Singer Drive
Madison, TN 37115

Name and address of property owner:

Janice M. Dillon and Tina R Ross
320 Singer Drive
Madison, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 141 ON THE PLAN OF MADISON PARK, SECTION 2, AS OF RECORD IN BOOK 3106, PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 141 FRONTS 70.0 FEET ON THE EASTERLY SIDE OF SINGER DRIVE AND RUNS BACK BETWEEN LINES, 150.48 FEET ON THE SOUTHERLY SIDE AND 154.0 FEET ON THE NORTHERLY SIDE TO A LINE IN THE REAR, MEASURING 70.08 FEET THEREON.

APN: 043-06-0-069

PROPERTY COMMONLY KNOWN AS: 320 Singer Drive, Madison, TN 37115

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 10/20/2021 and authenticated according to law.

Dated: 11/2/2021

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 2ND day of NOVEMBER, 20 21, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025