Karen Johnson Davidson County
Batch# 758432 DEEDQC
11/19/2021 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211119-0154147

QUITCLAIM DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of November 2021.

Notary Public

MY COMMISSION EXPIRES: 10.2.23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sammie Whitfield, Jr. & Erica D. Whitfield	New Owners	053-09A-011.00
1428 East Cedar Lane		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sammie Whitfield, Jr.,** "the Grantor," by these presents does hereby quitclaim and convey unto **Sammie Whitfield, Jr., and Erica D. Whitfield, husband, and wife**, "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-with:

Being Unit No. 1428 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sammie Whitfield, Jr., by Warranty Deed from Marcus Latham and wife, Christine Latham, and Robert L. Latham and wife, Maudean P. Latham, of record in Instrument No. 20051229-0156159, Register's Office for Davidson County, Tennessee, dated December 22, 2005, and recorded on December 29, 2005.

This is improved property at 1428 East Cedar Lane, Madison, TN 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 15 day of **November 2021**.

Sammie Whitfield, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sammie Whitfield, Jr.,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at **Davidson, Tennessee** this the 15 day of **November 2021**.

My commission expires: 10-2-23

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lill, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/15/2021.

Affiant Signature

11/15/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15th day of November, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON