QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTOR WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Karen Johnson Davidson County
Batch# 770992 DEEDQC
12/09/2021 10:42:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211209-0163257

STATE OF Florida

COUNTY OF Alachua

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 2021.

Notary Public

COMMISSION EXPIRES: May 26th 2025

JOHN GAYLARD
Notary Public, State of Florida
Commission# HH 104334
My comm. expires May 26, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
		026.16-0-028.00
(Name) **Solomon A. Titus and Donzettaquice L. Titus**	**Solomon A. Titus and Donzettaquice L. Titus**	
(Address) **213 Cumberland Hills Drive, Madison, TN 37115**	**213 Cumberland Hills Drive, Madison, TN 37115**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Solomon A. Titus and Donzettaquice L. Titus** hereinafter referred to as Grantor, hereby quitclaims to **Titus Properties LLC, a Tennessee Limited Liability Company,** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Being Lot No. 62 on the Plan of Section III, Mansker Meadows, as of record in Book 2900, page 26, Register's Office for said County. Said Lot No. 62 front 116 feet on the easterly side of Cumberland Hills Drive, and runs back 419.63 feet on the northerly line and 42306 feet on the southerly line to a deed line in the rear on which it measures 102.62 feet.

Being the same property conveyed to **Solomon A. Titus and Donzettaquice L. Titus**, by Warranty Deed from Beverly Dorris Harris dated October 28, 2016 recorded November 2, 2016, of record in Instrument No. 20161102-0115831, Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: 213 Cumberland Hills Drive, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, has hereunto set their signatures, on this, the 17th day of September, 2021.

Solomon A.Titus

Donzettaquice L. Titus

STATE OF Florida

COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Solomon A. Titus and Donzettaquice L. Titus**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 17th day of September, 2021.

JOHN GAYLARD
Notary Public, State of Florida
Commission# HH 104334
My comm. expires May 26, 2025

NOTARY PUBLIC John Gaylard

My commission expires: