This Instrument prepared by:
Deborah Faye James
3498 Greenacres Terrace,
The Villages, FL 32163

Karen Johnson Davidson County
Batch# 774809 DEEDQC
12/16/2021 10:22:23 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20211216-0166275

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, CANDACE MARIE DANIELS, NOW CANDACE MARIE LINKOUS, on this the 28 day of October, 2021, for and in consideration of the sum of One and no/100 Dollars, good and valuable consideration, do hereby bargain, sell, release, remise, quitclaim and convey unto DEBORAH FAYE JAMES AND RONALD P. JAMES, WIFE AND HUSBAND, all of my right, title and interest in and to the following described real estate, to wit:

Lot No. 82 in the Kingsway Green Subdivision in a plat of which is of record in Book 382, page 227, Register's Office of Davidson County, Tennessee.

Being the same property conveyed unto Candace Marie Daniels by Quitclaim Deed from Debbie James serving as Successor Trustee of the Ross Family Trust, of record in Instrument No. 20180502-0041797, Register's Office for Davidson County, Tennessee.

Included in the herein conveyance is that certain mobile home known as a 1985 FEST mobile home, VIN No. 0TNFL1AE282609458, Model No. 2662K,.

IN TESTIMONY WHEREOF I have hereunto set my hand this 28 day of October, 2021. Candace Daniels Linkous

STATE OF TENNESSEE
COUNTY OF Hamblen

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Candace Marie Linkous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that she executed the foregoing instrument for the purpose therein contained. Witness my hand and seal this 28 day of October, 2021.

Melissa A. Dugger
Notary Public
My commission expires: 9-28-2022

MELISSA A. DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
HAMBLEN COUNTY
My Commission Expires Sept. 28, 2022

CONSIDERATION AFFIDAVIT

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 $55,000.00.

Deborah Faye James

Affiant –Deborah Faye James

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn before me this the 16 day of December, 2021.

Jackie A Pond

Notary Public

My commission expires: _____

JACKIE A. POND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. MARCH 08, 2022

Property Address:
1138 Bubbling Wells Road
Madison, TN 37115

New Owner's Name and Address:
Deborah Faye James and Ronald P. James
3498 Greenacres Terrace
The Villages, FL 32163

Parcel Number:
04315 022200

Mail Tax Bills to:
Deborah Faye James Ronald P. James
3498 Greenacres Terrace
The Villages, FL 32163