Karen Johnson Davidson County
Batch# 774927 DEEDQC
12/16/2021 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211216-0166394

AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 2028607TN

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

Parcel ID No.: 164060B04300CO

RECORDATION REQUESTED BY:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

QUITCLAIM DEED

THIS DEED made and entered into on this 10th day of Dec, 2021, by and between **Jimmie Holland, a married man joined in execution by his spouse, Jamie Holland**, a mailing address of 585 Bradburn Village Creek, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Jimmie Holland and Jamie Holland, husband and wife,** a mailing address of 585 Bradburn Village Creek, Antioch, TN 37013, 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 and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 585 Bradburn Village Creek, Antioch, TN 37013

This conveyance is 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 Document Number: 20100601-0047967, recorded on 06/01/2010 in Davidson County, Tennessee.

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

Jimmie Holland

Jamie Holland

STATE OF Tennessee
COUNTY OF Maury

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Jimmie Holland and Jamie Holland, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Spring Hill, TN, this 10th day of Dec, 2021.

Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, 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

Print Name: Jimmie Holland

STATE OF Tennessee
COUNTY OF Maury

Sworn to before me this 10th day of Dec, 2021.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

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

Jimmie Holland and Jamie Holland
585 Bradburn Village Creek
Antioch, TN 37013

Name and address of property owner:

Jimmie Holland and Jamie Holland
585 Bradburn Village Creek
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 43 ON THE PLAN ON THE TOWNHOMES OF BRADBURN VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO: 20060816-0101099, FIRST AMENDMENT IN INSTRUMENT NO: 20070717-0084884, AND AS SHOWN ON EXHIBIT "A-1" IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF BRADBURN VILLAGE OF RECORD IN INSTRUMENT NO. 20070817-0098536, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO JIMMIE HOLLAND, SOLELY BY DEED FROM BEAZER HOMES CORP. DATED MAY 27, 2010 AND RECORDED JUNE 1, 2010 UNDER 20100601-0041867 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

PARCEL ID NUMBER: 164060B04300CO

PROPERTY COMMONLY KNOWN AS: 585 BRADBURN VILLAGE CREEK, ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 7/5/2021 (date of document).

Affiant Signature

7/5/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954