Karen Johnson Davidson County
Batch# 778408 DEEDQC
12/22/2021 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0169065

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Wesley Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2021.

My Commission Expires:_____ Taylor Hubbard
Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Melissa Wardwell	NEW OWNER	**Map/Parcel: 147-06-0-178.00**
304 Timberdale Court		
Nashville, TN 37211		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Jemesar, LLC, and Melissa Wardwell, joint tenants with rights of survivorship,** Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Cyrenia Wardwell and Melissa Wardwell, as joint tenants with rights of survivorship,** their heirs, successors, and assigns, all our entire interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Caldwell Country Estates Section Two of record in Plat Book 2663, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jemesar, LLC, and Melissa Wardwell, joint tenants with rights of survivorship, by Warranty Deed, from Linda Osborne and Kevin C. Jones, both individually and as Co-Executors and sole heirs-at-law of the Estate of Mildred R. Jones, of record in Book 20140414-0030926, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 15th day of December, 2021.

Cyrenia Wardwell
Jemesar, LLC
By: Cyrenia Wardwell, Chief Member

Melissa Wardwell
Melissa Wardwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Cyrenia Wardwell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of Jemesar, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand this 15th day of December, 2021.

Taylor Hubbard
Notary Public

My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Melissa Wardwell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of December, 2021.

Taylor Hubbard
Notary Public

My Commission Expires: _____

M&H # 140008JM



Certificate of Authenticity

I, Russell T. McCann, 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 12/15/2021.

Date

Affiant Signature

12/15/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of December, 2021.

Taylor Hubbard
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON