AFTER RECORDING RETURN TO:
Zillow Closing Services
9001 Cypress Waters Blvd., Suite 3B
Coppell, TX 75019
File No. 2112-TN-142101

Karen Johnson Davidson County
Batch# 782715 DEEDQC
01/03/2022 10:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220103-0000275

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

Parcel ID No.: 053-13-0-073.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of December, 2021, by and between **Diona Gardner Moore F/K/A Diona Gardner, an unmarried woman**, whose address is 1421 Joe Pyron Dr, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Diona Gardner Moore**, whose address is 1421 Joe Pyron Dr, Madison, TN 37115, 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 commonly known as: 1421 Joe Pyron Dr, Madison, TN 37115

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20160606-0056833, recorded on 05/06/2016 in Davidson County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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

Diona Gardner Moore F/K/A Diona Gardner

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Diona Gardner Moore F/K/A Diona Gardner, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison TN 37115, **this** 18 **day of** December, 2021.

Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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.

Diona Gardner Moore PHA C.S.
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18 **day of** December, 2021.

Ella K Butler
Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Diona Gardner Moore
1421 Joe Pyron Dr
Madison, TN 37115

Name and address of property owner:

Diona Gardner Moore
1421 Joe Pyron Dr
Madison, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF PHASE I, KIMBOLTON, OF RECORD IN PLAT BOOK 6900, PAGES 276 THROUGH 278, AS AMENDED IN BOOK 7577, PAGE 553, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

APN: 053-13-0-073.00

PROPERTY COMMONLY KNOWN AS: 1421 Joe Pyron Dr, Madison, TN 37115

Certificate of Authenticity

I, MELINDA SPINK, 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 December 18, 2021.

Date

Affiant Signature

December 18, 2021

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 27th day of December, 20 21.

Notary's Signature

My Commission Expires: 10-06-2024

Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372