Karen Johnson Davidson County
Batch# 785951 DEEDQC
01/10/2022 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220110-0002776

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BRITTANEY JENKINS
ARLANCE JENKINS
1916 NANCY BETH DRIVE
MADISON, TN 37115

OWNER (SEND TAX BILLS TO):

BRITTANEY JENKINS
ARLANCE JENKINS
1916 NANCY BETH DRIVE
MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRITTANEY JENKINS, formerly known as BRITTANEY HALL, and ARLANCE JENKINS, wife and husband (herein, "Grantor"), whose address is 1916 Nancy Beth Drive, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to BRITTANEY JENKINS and ARLANCE JENKINS, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 1916 Nancy Beth Drive, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1916 Nancy Beth Drive, Madison, TN 37115

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 034 07 0A 168.00-CO
FILE NO. CF-TN-200088

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 22nd day of December, 2021.

GRANTOR:

BRITTANEY JENKINS, formerly known as BRITTANEY HALL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BRITTANEY JENKINS, formerly known as BRITTANEY HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2021.

[Affix Notary Seal]

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-3-2024

GRANTOR:

ARLANCE JENKINS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ARLANCE JENKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2021.

[Affix Notary Seal]

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-3-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Brittaney R Jenkins
BRITTANEY JENKINS

Subscribed and sworn to under oath before me, this 2nd day of December, 2021 by BRITTANEY JENKINS.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-3-2021

Grantee:

Grantee signature: Arlance Jenkins
ARLANCE JENKINS

Subscribed and sworn to under oath before me, this 12 day of December, 2021 by ARLANCE JENKINS.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-3-2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 22 ON THE FINAL SUBDIVISION PLAT OF HARBOR VILLAGE, PHASE III, AS SHOWN OF RECORD IN INSTRUMENT NO. 20050331-0034862, AS AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20050406-0038091, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 201910170106595 on October 17, 2019.

PIN NO: 034 07 0A 168.00-CO

STREET ADDRESS: 1916 Nancy Beth Drive, Madison, TN 37115

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Perre Cabell, 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 22, 2021 (date of document).

Affiant Signature

January 3, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 3rd day of December, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

