Karen Johnson Davidson County
Batch# 801107 DEEDQC
02/07/2022 12:39:59 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220207-0013896

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
7 Day of February, 2022
Brandi Wells, Deputy Register

RECORDING REQUESTED BY:
Shanika Maddox

INSTRUMENT PREPARED BY:
Jordan Shanklin
4124 Helena Bay Ct
Hermitage, Tennessee 37076

(Above reserved for official use only)

RETURN DEED TO:
Shanika Maddox
4124 Helena Bay Ct
Hermitage, Tennessee, 37076

Map | Parcel: 09708010200

SEND TAX STATEMENTS TO:
Shanika Maddox
4124 Helena Bay Ct
Hermitage, Tennessee, 37076
Prior Instrument Reference: of the Recorder of _____ County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THIS DEED is made this day of 2-6-22 by and between the **"Grantor,"**

Jordan Shanklin, an unmarried individual residing at 4124 Helena Bay Ct, Hermitage, Tennessee 37076

AND the **"Grantee,"**

Shanika Maddox, an unmarried individual residing at 4124 Helena Bay Ct, Hermitage, Tennessee 37076

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the

following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 4124 Helena Bay Ct, Hermitage, Tennessee 37076

Legal description(s) attached separately.

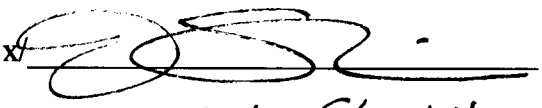
Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 2-6-22 (date).

Grantor (or authorized agent)

x 

Print Name: Jordan Shanklin

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON

On February 6th 2023 before me, Adrienne P. Bowling, personally appeared **Jordan Shanklin**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 07-03-2023

Adrienne P. Bowling
Notary Public, Tennessee

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF FINAL PLAT, LAKE PARK, SECTION TWELVE, OF RECORD IN PLAT BOOK 8250, AGE 804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SHANIKA MADDOX, AN UNMARRIED WOMAN, AND JORDAN SHANKLIN, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM CLOUD9 VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED MARCH 23, 2021, OF RECORD IN INSTRUMENT NO. 20210323-0038339, DAVIDSON COUNTY REGISTER OF DEEDS.