Karen Johnson Davidson County
Batch# 801867 DEEDQC
02/08/2022 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220208-0014603

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kuwanda Tucker** ("Grantor"), **unmarried** , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Kuwanda Tucker and Candice Owens, as joint tenants with rights of survivorship** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Porter Heights Addition of record in Book 2854, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Marital Dissolution Agreement of record at Instrument Number **20160111-0002627** in said Register's Office.

Being all or part of the same property conveyed to Maurice Tucker, a married person, and wife Kuwanda Tucker by Warranty Deed of record at Book 8457, Page 688 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 28th day of **January, 2022.**

Kuwanda Tucker
Kuwanda Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kuwanda Tucker,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **January, 2022.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Ca. Fllm
AFFIANT

SUBSCRIBED AND SWORN before me this the 2 day of **January, 2022.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1900 McKennell Dr.** **Nashville, TN 37206**
TAX PARCEL NO.:	083 04 0 131.00
PROPERTY OWNER: OWNER'S ADDRESS:	**Candice Owens and Kuwanda Tucker** **1900 McKennell Drive** **Nashville, TN 37206**
MAIL TAX BILLS TO:	**Candice Owens and Kuwanda Tucker** **1900 McKennell Drive** **Nashville, TN 37206**

Certificate of Authenticity

I, Holly A Mason, 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 1/28/22.

Holly A Mason
Affiant Signature

1/28/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of January, 2022

Cari Allen
Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25