Karen Johnson Davidson County
Batch# 801872 DEEDQC
02/08/2022 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220208-0014609

Prepared by/Return to: **Mark B. Leedom, Esq.** **636 Grassmere Park Drive Suite 130B** **Nashville, TN 37211**	**STATE OF TENNESSEE** **COUNTY OF** Davidson **The actual consideration or value, whichever is greater, for this transfer is $-0.** Emily Joy Montgomery **Affiant** **Subscribed and sworn to before me, this** 26th **day of** January **2022** **Notary Public** **My commission expires:** 7/1/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Jessie J. Buchanan	**New Owner**	**175040A07000CO**
4606 Banff Park Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JESSIE J. BUCHANAN, unmarried, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto JESSIE J. BUCHANAN, unmarried, and WANDA WILKINSON, married, tenants in common with right of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28A, on the plan of Park Place Subdivision, a Planned Unit Development, and a Horizontal Regime (Private Element) as described in a Master Deed of record in Instrument No. 20010214-00114161, (erroneously referred to as Instrument No. 20010214-00114191, in previous deed of record), re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, amended in Instrument No. 20111115-089064, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessie J. Buchanan by Warranty Deed from Thomas B. Vaughn, Jr., Joy Vaughn Willwerth, and Sandra Faye Kuhns dated 2/21/20 of record in Instrument No. 20200224-0020241, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property bearing the street address of 4606 Banff Park Court, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 26th day of January ~~2021.~~ 2022.

Jessie J. Buchanan
JESSIE J. BUCHANAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jessie J. Buchanan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of January ~~2021.~~ 2022.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. FREEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

202202080014609

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/29/2022 (date of document).

Jennifer Russell
Affiant Signature

1/28/2022
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

