Karen Johnson Davidson County
Batch# 808682 DEEDQC
02/18/2022 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220218-0019467

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
18167 US Highway 19 North, Floor 3
Clearwater, Florida 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Audrey M. Richmond
4060 Magnolia Farms Drive
Hermitage, TN 37076

Property Tax ID#: 086-13-0A-060.00, 086-126.00-000, 086-127.00-000, 086-128.00-000
File #: TN845945

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **AUDREY M. RICHMOND, AN UNMARRIED PERSON AND TIMOTHY DERK MANUS, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, as Grantor, hereby convey all rights, titles and interests that we may have in to **AUDREY M. RICHMOND, AN UNMARRIED PERSON**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 086-13-0A-060.00, 086-126.00-000, 086-127.00-000, 086-128.00-000

Property Address: 4060 Magnolia Farms Drive, Hermitage, TN 37076

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 24 day of Jan, 2021. 2022 AMR

AUDREY M. RICHMOND

TIMOTHY DERK MANUS

STATE OF Tennessee

COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, AUDREY M. RICHMOND, AN UNMARRIED PERSON AND TIMOTHY DERK MANUS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24 day of Jan, 2021. 2022 CBC

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

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

AUDREY M. RICHMOND

TIMOTHY DERK MANUS

Subscribed and sworn to before me this the 24 day of Jan, 2021. 2022 CBC

Notary
My Commission expires: 4/18/22

CBC

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

EXHIBIT "A"

The following described Real Estate in Davidson County, in the State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Surveyor's Certificate of Correction in Instrument No. 20201009-0117859, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audrey M. Richmond, an unmarried person and Timothy Derk Manus, an unmarried person, as Tenants in Common with Right of Survivorship, by Deed from Audrey M. Richmond, an unmarried person (1/2 interest), dated March 26, 2021 and recorded April 1, 2021 in Instrument No. 20210401-0043350, Register's Office for Davidson County, Tennessee.

Tax ID's 086-129.00-000, 086-130.00-000, 086-131.00-000 and 086-751.00-000

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 1/24/2022 *(date of document)*.

Affiant Signature

February 7, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 7 day of Feb 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters