AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10375652

Karen Johnson Davidson County
Batch# 814564 DEEDQC
03/03/2022 08:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220303-0024071

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 118-02-0-023.00

QUITCLAIM DEED

THIS DEED made and entered into on this 10th day of February, 2022, by and between **LaTanya E. Ligon Denson F/K/A LaTanya E. Ligon, a married woman who acquired title as an unmarried woman, joined in execution by her spouse, Ernest Carlton Denson and Robert E. Ligon and Tanuverne E. Ligon, husband and wife, as joint tenants with the right of survivorship,** a mailing address of 2311 Cisco Street, Nashville, TN 37204-2739, hereinafter referred to as Grantor(s) and **LaTanya E. Ligon Denson and Ernest Carlton Denson, wife and husband,** a mailing address of 2311 Cisco Street, Nashville, TN 37204-2739, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 10, AS SHOWN ON THE MAP ENTITLED DAVID LIPSCOMB'S SUBDIVISION, OF RECORD IN PLAT BOOK 547, PAGE (S) 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: 2311 Cisco Street, Nashville, TN 37204-2739

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20050708-0079338, recorded on 07/08/2005 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

LaTanya E. Ligon Denson F/K/A LaTanya E. Ligon

Ernest Carlton Denson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LaTanya E. Ligon Denson F/K/A LaTanya E. Ligon and Ernest Carlton Denson, the within named Grantor, 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 seal, at office in Nashville, TN, this 10th day of February, 2022.

Notary Public
My Commission expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Robert E. Ligon

Robert E. Ligon

Tanuverne E. Ligon

Tanuverne E. Ligon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Robert E. Ligon and Tanuverne E. Ligon, the within named Grantor, 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 seal, at office in Nashville, TN, this 10th day of February, 2022.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public
My Commission expires: March 3, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

Print Name: Latonya E. Ligon Denson

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 10th day of February, 2022.

Notary Public
My Commission Expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

LaTanya E. Ligon Denson and Ernest Carlton Denson
2311 Cisco Street
Nashville, TN 37204-2739

Name and address of property owner:

LaTanya E. Ligon Denson and Ernest Carlton Denson
2311 Cisco Street
Nashville, TN 37204-2739

Tennessee Certification of Electronic Document

I, Joanna Giraldo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 02/10/2022 (date of document).

Joanna Giraldo

Affiant Signature

Date **02/21/2022**

STATE OF TEXAS

COUNTY OF COLLIN

Sworn to and subscribed before me this 21st day of February, ~~2021~~ 2022 EMA

Erica M Amendola

Notary Signature

My Commission Expires: 3-26-23

Commonwealth of Pennsylvania - Notary Seal
ERICA M. AMENDOLA, Notary Public
Allegheny County
My Commission Expires March 26, 2023
Commission Number 1289560