Karen Johnson Davidson County
Batch# 820012 DEEDQC
03/11/2022 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220311-0028264

Return to:

TITLEMAX
713 MILBRIDGE COURT
ANTIOCH TN 37013
FILE NO. FLT-R-97973

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NAPOLEON EDMONDSON AND CHARSINA IMARA	NAPOLEON EDMONDSON AND CHARSINA IMARA	137-13-0-A-087.00-CO
713 MILBRIDGE COURT ANTIOCH, TN 37013	713 MILBRIDGE COURT ANTIOCH, TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NAPOLEON EDMONDSON, WHO ACQUIRED TITLE AS AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **NAPOLEON EDMONDSON AND CHARSINA IMARA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

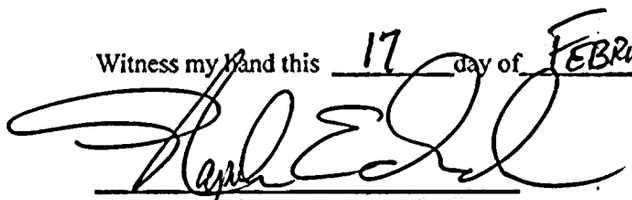
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF PENINSULA POINT, SECTION ONE OF RECORD IN PLAT BOOK 9700, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NAPOLEON EDMONDSON, UNMARRIED FROM TERRY B. HOLLEMAN AND J.C. KYLE IN A DEED DATED JANUARY 30, 2004 AND RECORDED FEBRUARY 5, 2004, AS INSTRUMENT NO. 20040205-0014305

Property known as, 713 MILBRIDGE COURT, ANTIOCH, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of FEBRUARY, 2022.



NAPOLEON EDMONDSON

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **NAPOLEON EDMONDSON**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

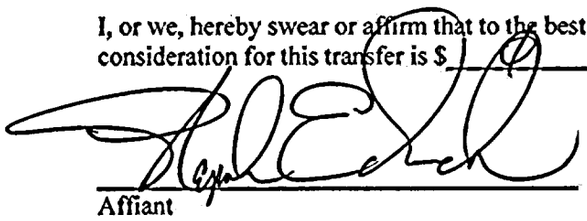
(seal)

CA Acknowledgment Attached

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.



Affiant

STATE OF TENNESSEE

COUNTY OF _____

Subscribed and sworn before me this the _____ day of _____, 20___.

CA Jurat Attached

_____
Notary Public
My commission expires:

202203110028264

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On February 17, 2022 before me, GINNA P. ROCHA DIAZ, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared NAPOLEON EDMONDSON
Name(s) of Signer(s)

who proved to me 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GINNA P. ROCHA DIAZ
COMM. #2341850
Notary Public - California
Alameda County
My Comm. Expires Jan. 16, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED
Document Date: February 17, 2022 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

Subscribed and sworn to (or affirmed) before me on this 17th day of February, 2022, by

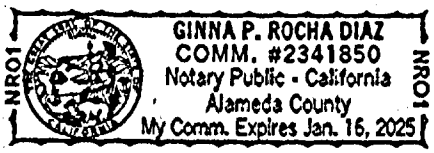
Date *Month* *Year*

(1) Napoleon Edmondson

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: VALUATION AFFIDAVIT

Document Date: February 17, 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Karla Haizlip, 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 3/1/2022 (date of document).

Affiant Signature

3/1/2022
Date

State of Rhode Island

County of Newport

Sworn to and subscribed before me this 1st day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 08/30/25

NOTARY'S SEAL

