Karen Johnson Davidson County
Batch# 822628 DEEDQC
03/15/2022 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220315-0030078

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220013123LD

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

Map-Parcel No.: 149 15 0A 057.00

QUITCLAIM DEED

THIS DEED made and entered into on this 1 day of March, 20 22, by and between **Benjamin Frye, a married man, who acquired title as an unmarried man joined in execution by his spouse, Stephanie Morgan Frye,** a mailing address of 401 Edencrest Ct, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Benjamin Frye and Stephanie Morgan Frye, husband and wife, as tenants by the entirety,** a mailing address of 401 Edencrest Ct, Antioch, TN 37013, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 401 Edencrest Ct, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/19/2017 under Document Number: 20170719-0072634 in the Register\'s Office of Davidson County, Tennessee.

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

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

Benjamin Frye

Benjamin Frye

Stephanie Morgan Frye

Stephanie Morgan Frye

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Benjamin Frye and Stephanie Morgan Frye**, 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 Davidson, this 1 day of March, 2022.

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1-28-2024

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.

Benjamin Frye
Affiant

Print Name: Benjamin Frye

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1 day of March, 2022

Notary Public
My Commission Expires: 1-28-2024

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Benjamin Frye and Stephanie Morgan Frye
401 Edencrest Ct
Antioch, TN 37013

Name and address of property owner:

Benjamin Frye and Stephanie Morgan Frye
401 Edencrest Ct
Antioch, TN 37013

LEGAL DESCRIPTION

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. 50 ON THE PLAN OF SECTION TWO, CAMBRIDGE FOREST, OF RECORD IN PLAT BOOK 9700, PAGE 672, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO BENJAMIN FRYE, AN UNMARRIED MAN FROM BENJAMIN FRYE, AN UNMARRIED MAN AND FORMER WIFE STEPHANIE D. FRYE, AN UNMARRIED WOMAN, DATED 07/10/2017, RECORDED 07/19/2017, DEED INSTRUMENT # 20170719-0072634, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 149 15 0A 057.00

Certificate of Authenticity

I, Jennifer Terranova, 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

Jennifer Terranova

Affiant Signature

3/2/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 2 day of March, 2022.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)