Karen Johnson Davidson County
Batch# 825402 DEEDQC
03/21/2022 12:21:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220321-0032211

Commitment Number: TN22106837

After Recording, Send To:

Boston National Title Agency
400 Rouser Rd. BLDG 2 STE 500
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN22106837.

New Property Owner/Mail Tax Statements To:
Erin James, 583 Neelys Bend Rd., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052-02-0-279-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Erin James, a single woman and **Carol James**, a married woman, for whom this is not and has never been homestead property, as joint tenants in common with right of survivorship, hereinafter grantors, whose tax-mailing address is **583 Neelys Bend Rd., Madison, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Erin James**, a single woman, hereinafter grantee, whose tax mailing address is **583 Neelys Bend Rd., Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, BLOCK "A" ON THE PLAN OF REVISED MAP OF RAINBOW TERRACE SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 85, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. INCLUDED IN ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS A CERTAIN STRIP OF LAND DESCRIBED IN RIGHT-OF-WAY DEED TO DAVIDSON COUNTY, STATE OF

TENNESSEE, OF RECORD IN BOOK 1784, PAGE 307, SAID REGISTER'S OFFICE DESCRIBED AS A STRIP OF LAND FROM STATION 40/78 TO STATION 41/28, AVERAGE WIDTH 4 FEET, EXTENDING 25 FEET ON LEFT OF CENTER LINE.
Property Address is: 583 Neelys Bend Rd., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20180828-0085191 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052-02-0-279-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on February 28, 2022:

Erin James

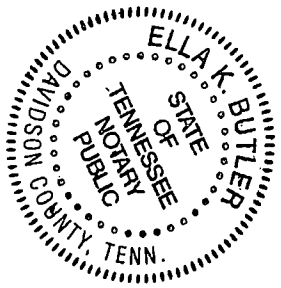
Erin James

*Signed in counterpart

Carol James

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 28, 2022 by **Erin James** and ~~**Carol James**~~ who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Ella K Butler
Notary Public

Executed by the undersigned on 2-23, 2022.

*Signed in counterpart

Erin James

Carol James

STATE OF FL
COUNTY OF Lee

The foregoing instrument was acknowledged before me on February 23 2022 by ~~**Erin James**~~ and **Carol James** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Deylie Duarte
Comm.: HH 145852
Expires: June 27, 2025
Notary Public - State of Florida

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28 day of February, 2022.

Affiant

Erin James
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

CTIC# _____

State of FL
County of Lee

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of February, 2022.

Carol James
Affiant

CAROL JAMES
Print Name

(Seal)

Notary Public

My commission expires:
06/27/2025

Deylie Duarte
Print Name

CTIC# Notary public

Deylie Duarte
Comm.: HH 145852
Expires: June 27, 2025
Notary Public - State of Florida

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **2-28-2022** .

Affiant Signature

2-28-2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **28th** day of **February**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462