Karen Johnson Davidson County
Batch# 828821 DEEDQC
03/25/2022 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220325-0034856

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Maurice James	Maurice James	033160208.00
235 Macfie Drive	235 Macfie Drive	
Madison, Tennessee 37115	Madison, Tennessee 37115	

QUITCLAIM DEED

Exempt Pursuant §66-5-209 (6)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MAURICE JAMES, divorced-not remarried, and TERI NICHOLE KING JAMES formerly known as TERI KING, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MAURICE JAMES, an unmarried man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 235 Macfie Drive, Madison, Tennessee 37115, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 172-A, on the Plan of Zone Lot Division, Phase One, Cedar Bluff Subdivision, of record in Plat Book 6250, Pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Subject to: (1) All matters shown on the plat of record in Plat Book 6250, Pages 836 and 837, in the Register's Office for Davidson County, Tennessee; (2) Easement contained in Judgment of record in Book 3281, page 39, in the Register's Office for Davidson County, Tennessee; (4) Deed of Dedication of record in Book 6569, Page 956, in the Register's Office for Davidson County, Tennessee; and (5) Old Plat of record in Plat Book 6250, Page 827, in the Register's Office for Davidson County, Tennessee.

Tax ID No.: 033160208.00

BEING the same property conveyed to Maurice James and Teri King, husband and wife, by Deed recorded June 26, 2017, as Instrument No. 20170626-0063983, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 235 Macfie Drive, Madison, Tennessee 37115.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of February, 2022.

MAURICE JAMES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MAURICE JAMES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 11th 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 Grantor has caused this instrument to be executed on this 4 day of February, 2022.

TERI NICHOLE KING JAMES
formerly known as TERI KING

STATE OF TENNESSEE
COUNTY OF Henderson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TERI NICHOLE KING JAMES formerly known as TERI KING, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 4 day of February, 2022.

CHRISTINE CARLSON NOTARY PUBLIC AT LARGE HENDERSON COUNTY, TENN.

Notary Public
My Commission expires: 4-24-2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

MAURICE JAMES

Subscribed and sworn to before me this 11th 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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Katelynn McAllister, 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 February 11, 2022 (date of document).

Katelynn McAllister
Affiant Signature

3/1/2022
Date

State of PA

County of Washington

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

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries