Karen Johnson Davidson County
Batch# 829502 DEEDQC
03/28/2022 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035404

This information is furnished by the parties and prepared by:
Taylor C. Grills, Esq.
547 N. Mount Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

Name and Address of New Owner:
Joseph Ponder and Ashley Ponder
2031 Breckenridge Drive
Mt. Juliet, TN 37122

Map & Parcel No: 075-13-0-031.00

Send Tax Bills To:
NEW OWNER

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Joseph M. Ponder and Ashley K. Ponder, husband and wife** "the Grantor," conveys and quitclaims unto **3D Realty Group LLC, a Tennessee limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 359 on the Plan of Section Three, Hermitage Hills of record in Plat Book 2900, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard L. Adcox, Violet M. Keen, Barbara Hicks, Dennis Adcox and Eula T. Adcox, joint tenants with right of survivorship by Quitclaim deed from Eula T. Adcox, widowed of record in Instrument No. 20010515-0050359 Register's Office for Davidson County, Tennessee, dated May 11, 2001 and recorded on May 15, 2001. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Violet M. Keen by Quitclaim deed from Richard L. Adcox, Barbara Hicks now known as Barbara Brooks and Dennis Adcox of record in Instrument No. 20140124-0006953 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 24, 2014. (Value of consideration shown in aforementioned deed $78,750.00.)

Being the same property conveyed to Joseph M. Ponder and Ashley K. Ponder, husband and wife, by Warranty Deed from Violet Keen, a single woman, dated July 26, 2019 and recorded July 30, 2019 in Instrument No. 20190730-0074987 in the Register's Office for Davidson County, Tennessee. Being also known as 3840 Bonnacreek Drive, Hermitage, Tennessee 37076.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 15 day of February, 2022.

Joseph M. Ponder

Ashley K. Ponder

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said State and County, **Joseph M. Ponder and Ashley K. Ponder** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of February, 2022

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15 day of February, 2022.

Notary Public
My commission expires: _____

File # MJ19-0197

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 2/15/22.

Affiant Signature

3/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23