ADDRESS NEW OWNERS AND SEND TAX BILLS:

JESSE TEAS and QUICK TEAS
210 Edgemeade Dr.
Madison, TN 37115

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

**MAP/PARCEL NUMBER**
34-13-0-229
(No Title Search was done)

## QUITCLAIM DEED

This instrument is made and entered into this the 23 day of March, 2022, by **MICHAEL WAYNE TEAS and MONICA TEAS,** GRANTORS and **JESSE TEAS, unmarried and QUICK TEAS, unmarried, as tenants in common with rights of survivorship,** GRANTEES.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, Plan of Edgemead Farms, as shown on Plat of record in Plat Book 3600, Page 69, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Wayne Teas by Quitclaim Deed from John Franklin Teas, Jeffrey Charles Teas and William Edward Teas dated July 28, 2021 and recorded August 23, 2021, as Instrument No. 20210823-0113250, Register's Office for Davidson County, Tennessee.

Monica Teas, spouse of the above named Michael Wayne Teas joins in this conveyance for the purpose of conveying any interest she may have in the above described property, particularly marital interest.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 210 Edgemead Drive, Madison, Tennessee 37115.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Karen Johnson Davidson County
Batch# 830711 DEEDQC
03/29/2022 03:04:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036416

Executed on the date first above written.

Michael Teas
MICHAEL WAYNE TEAS

Monica Teas
MONICA TEAS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Michael Wayne Teas and wife, Monica Teas, the within named bargainors 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 seal at office this 23 day of March, 2022.

Tammy R. Baskerville
NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Monica Teas
AFFIANT

Subscribed and sworn to before me, this the 25 day of March, 2022.

Tammy R. Baskerville
NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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