Karen Johnson Davidson County
Batch# 832016 DEEDQC
03/30/2022 03:34:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220330-0037121

| THIS INSTRUMENT PREPARED BY: | WHEN RECORDED RETURN TO: | Send Tax Bills To Grantee(s) at: | Map & Parcel No. |
|---|---|---|---|
| Carolyn Dale<br>Attorney at Law*, c/o<br>Betters Law Firm PLLC,<br>800 Town & Country Blvd,<br>Suite 500, Houston, TX<br>77024 | Attorneys Title Agency<br>31440 Northwestern Hwy.,<br>Suite 100<br>Farmington Hills, MI<br>48334 | Jessica Kanaski Herrington<br>and Joshua M Herrington<br>809 Pebble Creek Court,<br>Antioch, TN 37013 | 149-06-0-115-00 |

## QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Jessica Kanaski Herrington and Joshua M Herrington, wife and husband, whose address is 809 Pebble Creek Court, Antioch, TN 37013 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Jessica R. Kanaski, now known as Jessica Kanaski Herrington, and Joshua M. Herrington, wife and husband who acquired title as unmarried joint tenants with right of survivorship, whose address is 809 Pebble Creek Court, Antioch, TN 37013, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING LOT NO. 13 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION ONE OF RECORD IN PLAT BOOK 7900,PAGE 419, SURVEYOR'S INSTRUMENT CORRECTION RECORDED IN BOOK 8705, PAGE 870, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF PROPERTY.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 11/13/2018 at Instrument Number 20181113-0111418 in the Register's Office of Davidson County, Tennessee.

Commonly known as 809 Pebble Creek Court, Antioch, TN 37013. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-22822942-NLS

GRANTOR(S):

Joshua M. Herrington

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

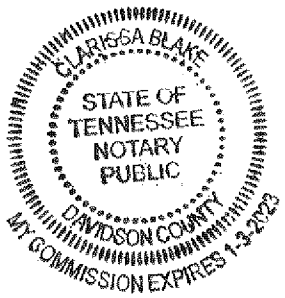
Personally appeared before me, CLARISSA BLAKE, notary public, Joshua M. Herrington, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26TH day of FEBRUARY, 2022.

Notary Public

CLARISSA BLAKE
Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023



GRANTOR(S):

Jessica R. Kanaski, NKA known as Jessica Kanski Herrington

Jessica R. Kanaski, now known as Jessica Kanaski Herrington

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, CLARISSA BLAKE notary public, Jessica R. Kanaski, now known as Jessica Kanaski Herrington, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26TH day of FEBRUARY 2022

Notary Public

CLARISSA BLAKE
Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

## OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Jessica Kanaski Herrington

Joshua M Herrington

## ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Jessica Kanaski Herrington and Joshua M Herrington, wife and husband, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26TH day of FEBRUARY, 2022

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

(For Recording Data Only)

# True Copy Certification

I, ~~Jessica Vanasski Herrington~~ Josh Herrington, 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 26, 2022.

Jessica Kanski Herrington
Signature

2-26-22
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26TH day of FEBRUARY, 2022

Notary's Signature
My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

**Tennessee Certification of Electronic Document**

I, Carol Varvatos, do hereby make oath that I am a licensed attorney and/or thecustodian of the original version of the electronic document tendered for registration herewithand that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/26/2022 (date of document).

Affiant Signature

3/15/2022

Date

State of MICHIGAN

County of OAKLAND

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

Notary's Signature

MY COMMISSION EXPIRES: 7-31-2022

NOTARY'S SEAL

DEBRA BLALOCK
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 31, 2022
ACTING IN COUNTY OF Oakland