Karen Johnson Davidson County
Batch# 838903 DEEDQC
04/13/2022 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220413-0042688

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10384794

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 052 04 0 049.00

QUITCLAIM DEED

THIS DEED made and entered into on this 25th day of March, 2022, by and between **Vernice Birdine f/k/a Vernice Daniels, a married woman, who acquired title as a single woman, joined in execution by her spouse Charlton Webb Birdine**, a mailing address of 220 Manzano Road, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Vernice Birdine, a married woman**, a mailing address of 220 Manzano Road, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Arrowhead Estates Revised, Section I, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Property Address: 220 Manzano Road, Madison, TN 37115

Being the same property conveyed to Vernice Daniels, a single woman, from John Neely and wife, and Carla D. Neely in a Warranty Deed dated 06/26/2009 and recorded 07/02/2009 under Document Number: 20090702-0061600 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Vernice Birdine Vernice Daniels

Vernice Birdine f/k/a Vernice Daniels

Charlton Webb Birdine

Charlton Webb Birdine

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Vernice Birdine f/k/a Vernice Daniels and Charlton Webb Birdine, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, TN, this 25th day of March, 2022.

Deborah L Gaunt

Notary Public
My Commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Vernice Birdine

Affiant

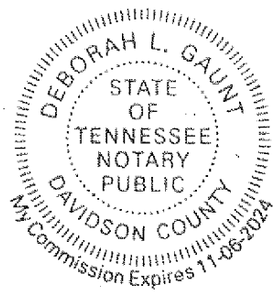
Print Name: Vernice Birdine

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25th day of March, 2022

Deborah L Gaunt

Notary Public
My Commission Expires: 11/06/2024



Name and address for person(s) responsible for taxes:

Vernice Birdine
220 Manzano Road
Madison, TN 37115

Name and address of property owner:

Vernice Birdine
220 Manzano Road
Madison, TN 37115

Tennessee Certification of Electronic Document

I, Juanita Davila, 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 03/25/2022 (date of document).

Affiant Signature

04/06/2022
Date

State of TEXAS

County of Collin

Sworn to and subscribed before me this 6th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-2024

NOTARY'S SEAL

IRMA COVARRUBIO
Notary Public, State of Texas
Comm. Expires 01-25-2024
Notary ID 128866780