Karen Johnson Davidson County
Batch# 847863 DEEDQC
04/29/2022 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0049481

This Instrument Prepared By:

Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant:

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and Sworn before me this 24th day of March, 2022.

Notary Public:
My commission expires: 9-8-2025

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ronnie Sue Jarreld 934 Colfax Drive Nashville, TN 37214	Ronnie Sue Jarreld 934 Colfax Drive Nashville, TN 37214	096-05-0-098

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, **Ronnie Sue Jarreld,** "the Grantor," have this day and date bargained and sold and by these presents do hereby convey, remise, release and forever quitclaim unto **Ronnie Sue Jarreld, , unmarried and Thomas K. Jarreld, unmarried, tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate, situated in the County of Davidson, Lot 65, of Happy Acres, as shown on Plat of Record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Bauman Jarreld and wife, Ronnie Sue Jarreld by Warranty Deed from Federal Housing Administration dated July 25, 1963 recorded August 6, 1963, recorded in Book 3611, Page 508, Register's Office for Davidson County, Tennessee.
***The said William Bauman Jarreld had since deceased leaving Ronnie Sue Jarreld as surviving tenant. ***

Grantor covenant 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 GRANTEE, 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 have executed this Quitclaim Deed on the 24th day of March, 2022.

Ronnie Sue Jarreld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2022, before me personally appeared Ronnie Sue Jarreld, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2022.

Notary Signature
My commission expires: 6/21/22

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

202204290049481

TRUE COPY CERTIFICATION

I, Tyler Clark, 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 March 24, 2022.

3/25/22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public
My Commission Expires: 6/21/22

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022