QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 868877 DEEDQC
06/08/2022 03:32:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220608-0065667

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Beverly James
Affiant

Subscribed and sworn to before me this 8th day of June, 2022.

Notary Public
My Commission expires: 7/24/26
(affix seal)

STOYIA R BERNALES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Beverly James, Trustee of the JC Legacy Trust Dated May 6, 2022	Beverly James, Trustee of the JC Legacy Trust Dated May 6, 2022	150090A10400CO
1020 Lonsway Circle	1020 Lonsway Circle	
Antioch, TN 37013	Antioch, TN 37013	

KNOW ALL MEN BY THESE PRESENTS that **Beverly James, A Single Person**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Beverly James, Trustee of the JC Legacy Trust Dated May 6, 2022,** her heirs and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 258 ON THE PLAN OF FOREST VIEW PARK, SECTION VIII, OF RECORD IN PLAT BOOK 6900, PAGE 633, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed to Thomas Gordon, an unmarried person, by deed from Gregory J. Stadther and Wife, Deborah J. Stadther, dated 05/31/1994 and recorded on 06/01/1994 in Book 9362, Page 736, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Beverly James, a single person, from Thomas Gordon, an unmarried person, by Warranty Deed dated January 13, 2015,

Instrument No. 20150116-0004669 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **1020 Lonsway Circle, Antioch, TN 37013.**

WITNESS my hand this 8th day of June, 2022.

Beverly James

Beverly James

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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

Witness my hand and Notarial Seal this 8th day of June, 2022.

TOYIA R BERNALES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission expires: 02/24/2024