Karen Johnson Davidson County
Batch# 871413 DEEDQC
06/14/2022 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220614-0067716

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10371236

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

Parcel ID No.: 041 01 0A 109.00

QUITCLAIM DEED

THIS DEED made and entered into on this 24 day of January, 2022, by and between **Tiffany Culver F/K/A Tiffany Taylor, a married woman who acquired title as unmarried joined in execution by her spouse, Michael Dante Culver,** a mailing address of 5241 Ryan Allen Circle, Whites Creek, TN 37189, hereinafter referred to as Grantor(s) and **Tiffany Culver and Michael Dante Culver, wife and husband,** a mailing address of 5241 Ryan Allen Circle, Whites Creek, TN 37189, 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. 147 ON THE PLAN OF COBBLESTONE CREEK PHASE THREE OF RECORD AS INSTRUMENT NUMBER 20081023-0106163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 5241 Ryan Allen Circle, Whites Creek, TN 37189

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20100129-0007379, recorded on 01/29/2010 in Davidson County, Tennessee.

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

Tiffany Culver F/K/A Tiffany Taylor

Tiffany Culver F/K/A Tiffany Taylor

Michael Dante Culver

Michael Dante Culver

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Tiffany Culver F/K/A Tiffany Taylor and Michael Dante Culver, 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 Whitesbreck TN, this 24 day of January, 2022.

Ella K Butler

Notary Public
My Commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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.

Tiffany Culver F/K/A Tiffany Taylor

Michael Dante Culver

Affiant

Tiffany Culver F/K/A Tiffany Taylor

Print Name: Michael Dante Culver

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 24 day of January, 2022

Ella K. Butler

Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Tiffany Culver and Michael Dante Culver
5241 Ryan Allen Circle
Whites Creek, TN 37189

Name and address of property owner:

Tiffany Culver and Michael Dante Culver
5241 Ryan Allen Circle
Whites Creek, TN 37189

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same which by Deed dated and recorded in the County of Davidson, State of TN in book page conveyed unto .

Tennessee Certification of Electronic Document

I, Jennifer Krause, 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 11/24/22 (date of document).

Affiant Signature

6/8/22
Date

State of TX

County of Collin

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

