Karen Johnson Davidson County
Batch# 873739 DEEDQC
06/17/2022 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220617-0069713

THIS INSTRUMENT PREPARED BY:

Lenders Title Company
149 1st Ave N
Franklin TN, 37064

Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $ -0- .

Affiant

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

Notary Public

My Commission Expires:
6-27-25

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Michael H. James and Lequeita F. James 952 Fallview Trl Nashville, TN 37211	New owner	172-12-0A-053.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, Michael H. James and Lequeita F. James, Trustees of the L & M James Family Trust dated October 29, 2004, hereby quitclaim and convey to Michael H. James and Lequeita F. James, husband and wife, their successors and assigns, all right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Section Two, Bradford Hills R-15 Residential P.U.D. (Formerly Gillespie Meadows) of record in Plat Book 7900, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael H. James and Lequeita F. James, Trustees of the L & M James Family dated October 29, 2004 by Warranty deed from Kelsey Plath, a single woman of record in Instrument No. 20210920-0125663 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 20, 2021.

Being improved property known as 952 Fallview Trl, Nashville, TN 37211.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF we have hereunto set our hands this ____ day of June, 2022.

Michael H. James, Trustee

Lequeita F. James, Trustee

STATE OF TENNESSE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael H. James and Lequeita F James, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Trustees of the L & M James Family Trust, dated October 29, 2004, and that as Trustees they are authorized by the Trust to execute the within instrument as its Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10-27-25

Brad Krivensky State of Tennessee Notary Public Williamson County

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 06-08-2022 (date of document).

Affiant Signature

06-08-2022
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

