Karen Johnson Davidson County
Batch# 880587 DEEDWARR
06/29/2022 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220629-0075170

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10400828

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 053 09 0B 083.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 14 day of June, 2022, by and between **Garcia E. Jackson, a married man who acquired title as a single man, joined in execution by his spouse Ronnie Jackson,** residing at 1743 Cumberland Station Boulevard, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Garcia E. Jackson and Ronnie Jackson, a married couple, as tenants by the entirety,** residing at 1743 Cumberland Station Boulevard, Nashville, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1743 Cumberland Station Boulevard, Madison, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/28/2004 under Document Number 20041228-0152874 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.

Garcia E. Jackson

Ronnie Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Garcia E. Jackson and Ronnie Jackson, 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 Tennessee, this 14 day of June, 2022.

Notary Public

My Commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Garcia E. Jackson
Affiant

Print Name: GARCIA E. JACKSON

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14 day of June, 2022.

Nashon Fondren
Notary Public
My Commission Expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Garcia E. Jackson and Ronnie Jackson
1743 Cumberland Station Boulevard
Nashville, TN 37115

Name and address of property owner:

Garcia E. Jackson and Ronnie Jackson
1743 Cumberland Station Boulevard
Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Garcia E. Jackson, 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 6-10-2022 (date of document).

Garcia E. Jackson
Affiant Signature

06/14/2022
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 14 day of June, 2022.

Nashon Fondren
Notary's Signature

My Commission Expires: 01/08/2024

NOTARY'S SEAL

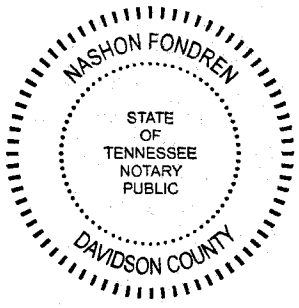


EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 44 on the Plan of Cumberland Station at Wilson Camp, Section Three as of record in instrument # 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel ID Number: 053 09 0B 083.00

Property commonly known as: 1743 Cumberland Station Boulevard, Madison, TN 37115