Karen Johnson Davidson County
Batch# 884422 DEEDQC
07/06/2022 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0077734

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
625 Main Street, Unit 204
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ivy Jeffries 3510 Hobson Pike Hermitage, TN 37076	SAME	149010B07300CO

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 27 day of June, 2022, between **Craig Beene,** a resident of Davidson County, Tennessee ("Grantor"), and Ivy Jeffries, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 266 on the Plan of Piccadily Square, Phase II, as of record in Book 6250, pages 892, 893, and 894, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Norma Lawrence, a married woman, by Warranty Deed from Todd Dunning on October 28, 2010, of record in Instrument No. 20101102-0087884, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Craig Beene by Quitclaim Deed from Norma Lawrence on December 3, 2020, of record in Instrument No. 20201215-0147566, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4744 Billingsgate Road, Antioch, TN 37013.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING

DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Craig Beene

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Craig Beene,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 21 day of June, 2022.

Notary Public
My Commission Expires: January 6, 2024

SCHLITTA L. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 21 day of June, 2022.

Notary Public
My commission expires: January 6, 2024

SCHLITTA L. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 June 27, 2022

7/6/22

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 6 day of July, 2022

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

