Karen Johnson Davidson County
Batch# 890782 DEEDQC
07/19/2022 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220719-0082570

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

STATE OF ~~Tennessee~~ Georgia
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2022.

Notary Public

COMMISSION EXPIRES:

Sharon D Simpson
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 2/18/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
625 E. Main St, Suite 5, Hendersonville TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Steven A. Buchanan (Name)	**Steven A. Buchanan**	**165050A07400CO**
241 Oceanfront Circle South (Address)	**241 Oceanfront Circle South**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Karen Michelle Buchanan, a married woman,** hereinafter referred to as Grantor, hereby quitclaims to **Steven A. Buchanan, a married man,** her heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 74, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven A. Buchanan, a single man by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation dated March 6, 2018, of record in Instrument No. 20180307-0021671, Register's Office for Davidson County, Tennessee.

* Karen Michelle Buchanan and Steven A. Buchanan having since been married.

* Karen Michelle Buchanan is executing this Quitclaim deed in order to divest and convey all of her marital right, right, title, and interest to subject property.

This is Improved Property commonly known as: 241 Oceanfront Circle South, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, has hereunto set her signature, on this 12 day of MAY, 2022.

Karen Michelle Buchanan

Karen Michelle Buchanan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Michelle Buchanan**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 12 day of MAY, 2022.

NOTARY PUBLIC

My commission expires: 7-17-23

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 06-13-2022 (date of document).

Kayla Short
Affiant Signature

06-13-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 13TH day of JUNE, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

