Karen Johnson Davidson County
Batch# 902922 DEEDQC
08/12/2022 01:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091886

Prepared by:
Hywater Title
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

TARA JADE RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB
MY COMM. EXPIRES: NOVEMBER 30, 2024

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 12 day of August, 2022.

Tara Jade Richardson
Notary Public
My commission expires: 11-30-24

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Teresa Higginbotham 1716 Birdsong Chase Nashville, TN 37013	The same	164-16-0A-088-00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Jason Higginbotham,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Teresa Higginbotham,** hereinafter the Grantee, all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Lot 52, on the plan of Meadow Woods, Section Four, of record in Instrument No. 200106050058115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being part of the same property **conveyed to Butler Developers, LLC by Warranty Deed from Sanders and McCrary Joint Venture, a Tennessee Joint Venture, in Record Book 11056, Page 887 in the Register's Office for Davidson County, Tennessee. Being further conveyed unto Jerry Butler Builders, LLC by Quitclaim Deed from Butler Developers, LLC being recorded simultaneously herewith in Instrument No. 200205060055468 Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to Jason Higginbotham and Teresa Higginbotham by Warranty Deed from Jerry Butler Builders, LLC dated April 30, 2002 and recorded May 6, 2002 in Instrument No. 20020506-0055469 in the Register's Office of Davidson County, Tennessee.

This property is improved property known as **1716 Birdsong Chase, Nashville, TN 37013.**

Witness my hand this 11 day of AUGUST, 2022.

Jason H

Jason Higginbotham

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~RUTHERFORD~~ Garfield

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jason Higginbotham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of August, 2022.

Notary Signature
My commission expires: February 13, 2023

ALEXANDRIA GRACE LATZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154006551
MY COMMISSION EXPIRES FEBRUARY 13, 2023

Tennessee Certification of Electronic Document

I, Jamie K Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 8/11/2022 (date of document).

Janik Averwater

Signature

8/12/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11 day of August, 2022

Tara Jade Richardson

Notary Public
My Commission Expires:
Seal

TARA JADE RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB
MY COMM. EXPIRES NOVEMBER 30, 2024