QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 907695 DEEDQC
08/24/2022 11:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220824-0095601

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22580750

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Andrea Beebe Lopez and Edgar Lopez Lucas**
Address of New Owner(s): **4025 Darlene Drive, Antioch, TN 37013**

Property ID NUMBER: 16202015200

THIS INDENTURE, made and entered into this 19th day of August, 20 22, by and between **Andrea Beebe n/k/a Andrea Beebe Lopez, a married woman, and Patricia L. Beebe, an unmarried woman,** party of the first part, and **Andrea Beebe Lopez and Edgar Lopez Lucas, a married couple, as Joint Tenants with Rights of Survivorship,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 153, COLEWOOD ACRES, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

For Information Purposes Only:

Being the same property conveyed to Patricia L. Beebe and Andrea Beebe, as tenant in common with the right of survivorship, by deed dated March 15, 2010 of record in Deed Instrument/Case No. 20100317-0020006, in the County Clerk's Office.

TMS: 16202015200

Property Address: 4025 Darlene Drive, Antioch, TN 37013

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 72594496 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Andrea Beebe n/k/a Andrea Beebe Lopez

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 19th day of Aug, 2022, before me personally appeared Andrea Beebe n/k/a Andrea Beebe Lopez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 19th day of August, 2022.

Signature of Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

MCD 72594496 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Patricia L. Beebe

STATE OF Georgia

COUNTY OF Fayette

Acknowledgement

On this 5th day of August 2022, before me personally appeared Patricia L. Beebe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 5th day of August 2022.

J D West

Signature of Notary Public

J D West
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires 01/17/2023

MCD 72594496 QC101 01 0105

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms 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 **$193,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00, exempt, § 66-5-209(4) Transfers from one (1) or more co-owners solely to one (1) or more co-owners.**

Affiant

Affiant

Subscribed and sworn to before me this 19th day of August 2022.

Notary Public Signature

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

MCD 72594496 QC101 01 0105

202208240095601

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms 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 **$193,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00, exempt, § 66-5-209(4) Transfers from one (1) or more co-owners solely to one (1) or more co-owners.**

Affiant

Affiant

Subscribed and sworn to before me this 5th day of August 2022.

Notary Public Signature
My commission expires: 01/17/2023

J D West
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires 01/17/2023

MCD 72594496 QC101 01 0105

Tennessee Certification of Electronic Document

I, Sam Rider, 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 8/19/2022 (date of document).

Affiant Signature

Aug 23, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE