Karen Johnson Davidson County
Batch# 907823 DEEDQC
08/24/2022 04:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220824-0095747

File Number: EMP-22002432

After Recording, Send To:

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
Jasmine Elise Williamson: 5526 Cedar Ash Xing, Antioch, TN 37013-7321

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 163160A11300CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

JASMINE ELISE WILLIAMSON FKA JASMINE E. MCGEE, unmarried, hereinafter grantor, whose tax-mailing address is **5526 Cedar Ash Xing, Antioch, TN 37013-7321**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **JASMINE ELISE WILLIAMSON,** unmarried, hereinafter grantee, whose tax mailing address is **5526 Cedar Ash Xing, Antioch, TN 37013-7321**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS: BEING UNIT NO. 233 ON THE PLAN OF PHASE TWO, PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20050609-0066104 EXHIBIT A-1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF. BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM KRYSTAL T. BONNER, AN UNMARRIED WOMAN TO JASMINE E. MCGEE, UNMARRIED BY THE DEED

DATED JULY 26, 2013 AND RECORDED JULY 30, 2013 IN INSTRUMENT NUMBER 20130730-0079167 OF OFFICIAL RECORDS. APN: 163160A11300CO

PROPERTY ADDRESS IS: 5526 CEDAR ASH XING, ANTIOCH, TN 37013-7321

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. 20130730-0079167 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163160A11300CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on August 18, 2022:

JASMINE ELISE WILLIAMSON FKA JASMINE E. MCGEE

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 18, 2022 by **JASMINE ELISE WILLIAMSON** who is personally known to me or has produced State Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commission end: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, 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 $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of August, 20 22.

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Jasmine Elise Williamson
Print Name

Nashon Fondren
Notary Public

My commission expires:

01/01/2024

Nashon Fondren
Print Name

CTIC# _____

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

BEING UNIT NO. 233 ON THE PLAN OF PHASE TWO, PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20050609-0066104 EXHIBIT A-1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being all that certain property conveyed from KRYSTAL T. BONNER, AN UNMARRIED WOMAN to JASMINE E. MCGEE, UNMARRIED by the deed dated July 26, 2013 and recorded July 30, 2013 in Instrument Number 20130730-0079167 of official records.

APN: 163160A11300CO

Certificate of Authenticity

I, A Rebecca Lower, 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 8/18/2022.

Date

Kellie Dejoe

Affiant Signature

8/18/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 18 day of August, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024