# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 910426 DEEDQC
08/30/2022 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220830-0097838

72543404-8382671

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22580866

**SEND TAX BILLS TO: NEW OWNER**
**Name of New Owner(s):** **Kesha R. Rushing**
**Address of New Owner(s):** **809 Evergreen Trail, Madison, TN 37115**
**Property ID NUMBER: 06204000200**

**THIS INDENTURE,** made and entered into this 22 day of Aug, 2022, by and between **Elliott Rushing and Kesha R. Rushing, who acquired title as husband and wife,** party of the first part, and **Kesha R. Rushing, an unmarried woman,** 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 Madison, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

**BEING LOT NO. 64 ON THE PLAN OF MARLIN MEADOWS, SECTION IV, AS OF RECORD IN BOOK 2133, PAGE 66 AND 67, REGISTERS OFFICE FOR SAID COUNTY.**

**SAID LOT FRONTS 100FT. ON THE SOUTHERLY SIDE OF EVERGREEN TRAIL AND RUNS BACK 213.6 FEET ON THE WEST LINE AND 209.1 FT. ON THE EAST LINE TO A DEAD LINE IN THE REAR, MEASURING 100.1 FT. THEREON.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

**ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 2133, PAGE 66-67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

For Information Purposes Only:

Being the same property conveyed to Elliott Rushing and Kesha R. Rushing, husband and wife, by deed dated November 30, 2011 of record in Deed Instrument/Case No. 20111216-0098041, in the County Clerk's Office.

TMS: 06204000200

Property Address: 809 Evergreen Trail, Madison, TN 37115

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 72543404 QC101 01 0106

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

**Elliott Rushing**

STATE OF Tennessee

COUNTY OF Davidson

**Acknowledgement**

On this 18 day of August, 20 22, before me personally appeared **Elliott Rushing**, 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 18th day of August, 2022.

Signature of Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

MCD 72543404 QC101 01 0106

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

Kesha R. Rushing

**Kesha R. Rushing**

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 22 day of Aug 2022, before me personally appeared **Kesha R. Rushing**, 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 22 day of Aug 2022

Signature of Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

MCD 72543404 QC101 01 0106

72543404-838270

## 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, $268,000.00 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(6), transfers between spouses resulting from a decree of divorce or a property settlement stipulation.**

Kesha R. Rushing

**Kesha R. Rushing**

Subscribed and sworn to before me this 22 day of Aug 20 22

Notary Public Signature

My commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

MCD 72543404 QC101 01 0106

**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 8/22/2022 (date of document).

Affiant Signature

Aug 25, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 25 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