Karen Johnson Davidson County
Batch# 919509 DEEDQC
09/21/2022 09:35:19 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220921-0104840

Quitclaim Deed

RECORDING REQUESTED BY Jeffrey Bryant
AND WHEN RECORDED MAIL TO:
Jeffrey Bryant , Grantee(s)
7004 Kimberly Lane
Riverdale, GA 30296
Consideration: $ 10.00
Property Transfer Tax: $ -0-
Assessor's Parcel No.: 59-5G 197
PREPARED BY: Jeffrey Bryant certifies herein that he or she has prepared this Deed.

Signature of Preparer

9/9/2022
Date of Preparation

Jeffrey Bryant
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson , State of Tennessee
by Grantor(s), Jackie Esmond ,
whose post office address is 4363 Rainer Dr. Atlanta GA. 30349,
to Grantee(s), Jackie Esmond and Jeffrey Bryant - Joint Tennents
whose post office address is 7004 Kimberly Lane Riverdale, GA. 30296

WITNESSETH, that the said Grantor(s), Jackie Esmond ,
for good consideration and for the sum of Ten Dollars
($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

* Send Tax Bill to: Jackie Esmond - 4363 Rainer Dr.
Atlanta, Georgia 30349

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Jacqueline B. Esmond
Signature of Grantor

Signature of Second Grantor (if applicable)

Jacqueline B. Esmond
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Nenlay Wren
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Jacqueline B. Esmond
Signature of Grantee

Signature of Second Grantee (if applicable)

Jacqueline B. Esmond
Print Name of Grantee

Jeff Bryant
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Nenlay Wren
Print Name of First Witness to Grantee(s)

Nenlay Wren
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Georgia

County of Clayton

On September 9th, 2022, before me, Wendy Y Franco Salinas, a notary public in and for said state, personally appeared, Jacqueline B Esmond, Jeffrey Donnell Bryant.

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID GA Drivers License, GA Driver's License.

(Seal)

WENDY Y FRANCO SALINAS
NOTARY PUBLIC
Clayton County
State of Georgia
My Comm. Expires Jan. 5, 2024

Exhibit "A"

Land in Davidson County, Tennessee, being Lot(s) 282, as shown on the MAP entitled Buena Vista Estates, Section 5, of Record in Plat Book 4460, page(s) 22. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for A More Complete And Accurate legal description

~~Being the same property conveyed to the CIT Group/ Consumer Finance, Inc. by deed of record as Instrument No. 20040407-0039745, said Register's Office~~

This improved property known as 4166 FARMview Dr. Nashville, Tennessee

Being the same property conveyed to Jackie Esmond by deed of record as instrument Number 20040907-0107890

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration ~~or true value, whichever is greater~~ for this transfer is
$ 10.00

Affiant

Subscribed and sworn before me, this 19 day of September, 2022

Notary

Shirley C Copeland
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 04/18/2025