This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 921375 DEEDQC
09/26/2022 01:08:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220926-0106396

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joneau Singleton 473 Claircrest Drive Antioch, TN 37013	SAME	162-01-0-B 072.00CO

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

WHEREAS, pursuant to the Divorce Decree dated 19th day July, 2019, entered by the Court in Joneau Marcus Singleton v. Tayana Cherette Singleton, in the Chancery Court for Davidson County, Tennessee, bearing Docket No.: 18D-1125, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said decree has passed; and

WHEREAS, in said Divorce Decree the Court approved the Property Settlement Agreement between the Grantor and Grantee wherein Grantor agreed to convey all of her right, title and interest in and to the tract of land described herein below. Now therefore;

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tayana Singleton,** (the "Grantor"), by these presents does transfer and convey unto the said **Joneau Singleton,** unmarried, (the "Grantee"), his successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Clairmont Subdivision, Phase 2 record in Plat Book 6050, Page 323, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Joneau Singleton,** by Special Warranty Deed from **AmSouth Bank,** of record in Instrument No. 20060804-0095769 in the Register's Office for **Davidson** County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description provided herein is exactly the same as in the prior recorded deeds.

This is improved property known as: **473 Claircrest Drive, Antioch, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 12 day of September, 2022.

Tayana Singleton

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tayana Singleton**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2022.

Notary Public

My Commission Expires: 09/11/2023

YASMINE ALI
NOTARY PUBLIC - STATE OF TEXAS
ID # 13216884-8
COMM. EXP. 09-11-2023

State of Tennessee)
Count of Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me on this 13th day of September, 2022.

NOTARY PUBLIC

My Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024