QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-02-2022

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2022

(AFFIX SEAL)

WG-QCD-3274-DAVIS

Karen Johnson Davidson County
Batch# 922909 DEEDQC
09/29/2022 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220929-0107405

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Davis, III and Monchita P Davis, husband and wife and James Davis, JR as Tenants in Common with Rights of Survivorship		
(NAME) **3274 Anderson Rd,**	(NAME) **Same**	**15003018400**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A DAVIS, JR AND MONCHITA P DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES DAVIS, III AND MONCHITA P DAVIS, HUSBAND AND WIFE AND JAMES DAVIS, JR AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, ON THE PLAN OF SECTION ONE, HARBOR LANDING, OF RECORD IN BOOK 6250, PAGE 312, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. DAVIS, JR., A MARRIED MAN, BY WARRANTY DEED FROM RICKY L. JONES AND WIFE, ELANA A. JONES, DATED SEPTEMBER 30, 1996, FILED FOR RECORD ON OCTOBER 1, 1996 IN BOOK 10210, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES A. DAVIS, JR TO JAMES A. DAVIS JR. AND WIFE, MONCHITA P. DAVIS AS OF RECORD IN INSTRUMENT NO. 20141021-0096916, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

Being the same property conveyed to James A. Davis, JR and Wife, Monchita P. Davis by Warranty Deed of Record in Instrument Number 20150504-0039943 in the Register's Office for Daivdson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3274 Anderson Rd, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 21 day of September, 2022.

James A Davis, JR

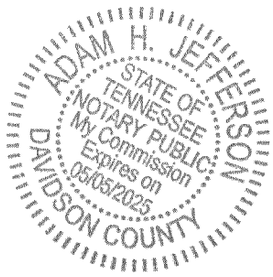
Monchita P Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A DAVIS, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)

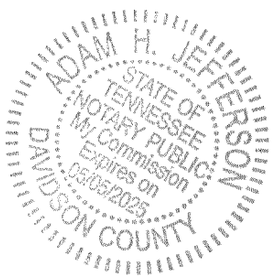


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONCHITA P DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, William E. Grones, 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 9/21/2022.

Date

Affiant Signature

09/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of September, 2022.

Notary's Signature

My Commission Expires: 10/02/2023

Notary's Seal

GABRIEL LUTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023