Karen Johnson Davidson County
Batch# 931090 DEEDQC
10/18/2022 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221018-0113695

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Cameron James
2310 Tanglewood Trail
Murfreesboro, TN 37130

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map 133-16-0A; Parcel No. 089.00

THIS INSTRUMENT made and entered into on this the 17 day of October, 2022, by and between, **JENNIFER JAMES,** ("Grantor"), and **CAMERON JAMES,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Unit No. H-1, on the Horizontal Property Regime for Harding Glen, formerly known as Barcelona Condominium, as recorded in the Master Deed of record as Book 6400, Page 801, amended in Book 9397, Page 814, Book 11509, Page 965, and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

BEING the same property conveyed to Cameron James and Jennifer James, husband and wife, by Warranty Deed from Dustin Plummer, married, dated June 17, 2021, of record in Instrument No. 20210621-0083650, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 270 Tampa Drive, Unit H-1, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 17 day of October, 2022.

JENNIFER JAMES

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal at Murfreesboro, TN, this 17 day of October, 2022.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 17 day of October, 2022.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Lisa Tate, 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 the 17th day of October, 2022.

Lisa Tate

Affiant Signature

10/17/22

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 17 day of October, 2022.

TERESA H KEENE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

My Commission Expires: March 22, 2026

Notary' Seal (if on paper)