1 of 3

After Recording ~~Return~~ to: Mail
Herman E. Jackson
Frankie Lee Jackson
508 Hearthstone Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 945170 DEEDQC
11/28/2022 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221128-0124630

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
160 12 0 130.00

QUITCLAIM DEED

[this deed is being executed to update vested party's name on title]

New Owner/ Property Being Conveyed
Herman E. Jackson
Frankie Lee Jackson
508 Hearthstone Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 25th day of October, 2022, between HERMAN E. JACKSON and wife, FRANKIE LEE JACKSON, also known as Frankie Lee Bryant Jackson, residing at 508 Hearthstone Circle, Brentwood, TN 37027, collectively hereinafter referred to as "**Party of the First Part**" and HERMAN E. JACKSON and FRANKIE LEE JACKSON, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140 ON THE PLAN OF HEARTHSTONE, PHASE 2, OF RECORD IN BOOK 5200, PAGE 323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

SUBJECT TO:

1. **RESTRICTIVE COVENANTS OF RECORD IN BOOK 5409, PAGE 485, AND BOOK 5802, PAGE 577, SAID REGISTER'S OFFICE.**
2. **THE PLAN OF RECORD IN BOOK 5200, PAGE 323, SAID REGISTER'S OFFICE.**

FURTHERMORE, SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO HERMAN E. JACKSON AND WIFE, FRANKIE LEE BRYANT JACKSON FROM RADNOR HOMES, INC. BY WARRANTY DEED DATED JANUARY 25, 1984 AND RECORDED FEBRUARY 17, 1984 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 6233, PAGE 403, INSTRUMENT NO. I03849.

PROPERTY ADDRESS: 508 Hearthstone Circle, Brentwood, TN 37027
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written:

HERMAN E. JACKSON

FRANKIE LEE JACKSON,
also known as Frankie Lee Bryant Jackson

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 25th day of October, 2022, before me personally appeared HERMAN E. JACKSON and FRANKIE LEE JACKSON, also known as Frankie Lee Bryant Jackson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

My Commission Expires: July 9, 2024

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

HERMAN E. JACKSON

FRANKIE LEE JACKSON,
also known as Frankie Lee Bryant Jackson

Subscribed and sworn to before me this 25th day of October, 2022.

NOTARY PUBLIC

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

My Commission Expires: July 9, 2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 10/25/2022 (date of document).

Affiant Signature

11/18/2022
Date

State of California

County of Placer

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

HOLLY OVERBY
COMM. # 2343414
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES JAN. 26, 2025

202211280124630