Karen Johnson Davidson County
Batch# 952381 DEEDQC
12/16/2022 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221216-0130321

Return To:
Lauren Wilson and Adam Wilson
3413 Bridgeton Cove
Antioch, TN 37013

Order Number:
72858530

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 8th day of December, 2022, by and between **LAUREN WILSON f/k/a LAUREN DAIGNAULT** and **ADAM WILSON**, wife and husband, and **GERARD DAIGNAULT**, a married man, hereinafter known and referred to as **GRANTOR**, and **LAUREN WILSON** and **ADAM WILSON**, wife and husband, as joint tenants with right of survivorship, whose tax mailing address is 3413 Bridgeton Cove, Antioch, TN 37013, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Chatham Pointe of record in Plat Book 6900, Page(s) 444-447, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to LAUREN DAIGNAULT, a single woman, ADAM WILSON, a single man, and GERARD DAIGNAULT, a married man, as joint tenants with right of survivorship, from RENAE LYNN MARSH and WILLIAM MARSH, wife and husband, by virtue of a Deed dated April 30, 2020, recorded May 5, 2020, as Instrument No. 20200505-0046928, County of Davidson, State of Tennessee.

Assessor's Parcel No: 151010A05700CO

645800
PCL 72858530 QC101 01 01 03

202212160130321

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(4), as a quitclaim deed with no actual consideration given for the conveyance, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

GRANTOR (1 and 2 of 3)

LAUREN WILSON
f/k/a LAUREN DAIGNAULT

ADAM WILSON

STATE OF Tennessee)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 8th day of December, 2022, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **LAUREN WILSON f/k/a LAUREN DAIGNAULT** and **ADAM WILSON**.

Kimberly Reese
Notary Public
My Commission Expires: 01/06/2025

KIMBERLY REESE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/06/2025

12.08.22

PCL 72858530 QC101 01 02 03

KIMBERLY REESE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/06/2025

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

GRANTOR (3 of 3)

GERARD DAIGNAULT

STATE OF Illinois)
)
Madison COUNTY)

The undersigned, a Notary, does certify that on this 3rd day of December, 2022, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **GERARD DAIGNAULT.**

JUDIETTE RENEE WHITE
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 10, 2024

Notary Public
My Commission Expires: 9-10-2024

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Lauren Wilson and Adam Wilson
3413 Bridgeton Cove
Antioch, TN 37013

Property Owner and Address:
Lauren Wilson and Adam Wilson
3413 Bridgeton Cove
Antioch, TN 37013

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

Tennessee Certification of Electronic Document

I, Sam Rider , 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 12/08/2022 (date of document).

Affiant Signature

12/08/2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 8th day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE