Karen Johnson Davidson County
Batch# 961925 DEEDQC
01/18/2023 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230118-0004024

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 9th day of January, 2023. Notary Public My commission expires: 10/23/2023 (AFFIX SEAL)

JENNIFER WHITE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James R. Whittington	OWNER	Map 102-08-0 Parcel 027.00
830 Russleo Drive	830 Russleo Dr.	
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James D. Whittington, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

James R. Whittington, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A 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. 19, on the plan of Horton Heights, Section IV, as shown on plat of record in Plat Book 1835, Page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James R. Whittington, an unmarried man, and James D. Whittington, a married man, by Warranty Deed dated May 2, 2014, from Sonnie E. Potts and wife, Virginia S. Potts, of record in Instrument No. 20140505-0037782, Register's Office of Davidson County, Tennessee, and further to James R. Whittington, by Quitclaim Deed dated October 28, 2016 from James D. Whittington, of record in instrument No. 20161213-0130517, said Register's Office.

THE prior Quitclaim Deed erroneously omitted the Grantor's marital status. The purpose of this Quitclaim Deed is to properly convey the property, including the Grantor's marital status, and furthermore state that the property is not now and/or never has been the place of residence of the Grantor or his spouse.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc. based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (__x__) Unimproved (____) property, known as: **830 Russleo Drive, Nashville, TN 37209**

Witness my/our hand(s) this ~~16th~~ 10th day of **January, 2023.**

James D. Whittington

STATE OF Mississippi)
COUNTY OF Tunica)

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

Witness my hand and official seal at Tunica (city), Mississippi (state), this 10th day of **January, 2023.**

James Jarrod Moore
Notary Public

My Commission Expires: 06/21/25

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 291584
JAMES JARROD MOORE
Commission Expires
June 21, 2025
TUNICA COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/10/23

GEORGE E. MUDTER, JR.
Dated 1/10/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/10/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

