After Recording Return to:

Karen Johnson Davidson County
Batch# 963374 DEEDQC
01/23/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230123-0005087

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

Map & Parcel:
147 14 0 081.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (a) (3) (B) }
[this deed is being executed to remove co-owner from title]

New Owner/ Property Being Conveyed
Jennifer A. Sexton
558 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 18th day of January, 2023, between JENNIFER A. SEXTON, an unmarried woman, residing at 558 Brewer Drive, Nashville, TN 37211 and JUDY H. OGLE, an unmarried woman, residing at 558 Brewer Drive, Nashville TN 37211, collectively hereinafter referred to as "**Party of the First Part**" and JENNIFER A. SEXTON, an unmarried woman, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. "M" ON THE REVISED PLAN OF PART OF WHISPERING HILLS, SECTION II-B, AS OF RECORD IN BOOK 2663, PAGE 33, SAID REGISTER'S OFFICE.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BREWER DRIVE AT THE CORNER OF LOTS "M" AND "N"; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHEASTERLY 322.3 FEET TO THE LINE OF LOT "L"; THENCE WITH THE LINE BETWEEN "L" AND "M" NORTHWESTERLY 137 FEET TO THE SOUTHERLY MARGIN OF SOUTHCREST DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 154.8 FEET TO A CONCRETE MONUMENT, AND CONTINUING SOUTHWESTERLY 113.9 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 39.7 FEET TO THE EASTERLY MARGIN OF

BREWER DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHEASTERLY 143 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JENNIFER A. SEXTON AND JUDY H. OGLE, BOTH UNMARRIED FROM TENNIE K. MCGHEE, A SINGLE PERSON, BY WARRANTY DEED RECORDED OCTOBER 16, 1986 IN BOOK 7010, PAGE 684, INSTRUMENT NO. 53260 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 558 Brewer Drive, Nashville, TN 37211
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.

Jennifer A. Sexton
JENNIFER A. SEXTON

JUDY H. OGLE

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

On this 18 day of Jan, 2023, before me personally appeared **JENNIFER A. SEXTON** and **JUDY H. OGLE** 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 My Commission Expires: 1-28-2024

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 $250,000.00.

Jennifer A. Sexton
JENNIFER A. SEXTON

JUDY H. OGLE

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 18 day of Jan, 2023

Notary Public My Commission Expires: 1-28-2024

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.

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, JOSHUA ELLISON do hereby make oath that I am 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 1-18-2023 (date of document).

Affiant Signature _____

Date 1-23-2023

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 23rd day of JANUARY, 2023

_____

Notary's Signature

MY COMMISSION EXPIRES: 11-03-2026

ALEXANDRA PAWOL
Notary Public, State of Texas
Comm. Expires 11-03-2026
Notary ID 13404944-8

NOTARY'S SEAL