OWNER/RESPONSIBLE TAXPAYER:
Teresa England
4016 University Avenue
Old Hickory, Tennessee 37138

MAP & PARCEL NO.: 063 08 0 038.00

THIS INSTRUMENT PREPARED BY:
William S. Lockett, Jr.
2816 Rocking Chair Way
Knoxville, TN 37931

Karen Johnson Davidson County
Batch# 974946 DEEDQC
02/28/2023 11:16:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014073

QUIT CLAIM DEED

THIS INDENTURE made as of the 1st day of August, 2022, between JAMES ENGLAND, ("Grantor") and TERESA ENGLAND ("Grantee"):

W I T N E S S E T H:

THAT SAID GRANTOR, for in and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, to him in hand paid by said Grantee, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and **QUITCLAIMED**, and does by these presents sell, remise, release and **QUITCLAIM** unto Grantee, all of Grantor's right, title and interest in and to the following described property:

Lots Nos. 33 and 35 in Block X, in the Subdivision of the Hulme Farm, known as Hadley's Bend City, a plan of which Subdivision being recorded in Plan Book 421, Page 120, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to James England by Alvin Moore and Shacora Moore, a married couple, as described in Deed Instrument 20150601-0050616, dated March 18, 2015, and recorded June 1, 2015, in the Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, building setback lines and conditions of record in the Register's Office of Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED, THOUGH NOT NECESSARILY VERBATIM.

~~**TO HAVE AND TO HOLD** said property, together with all the estate, right, title and interest of Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Grantee, her successors and assigns forever.~~ JE

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the day and year first above written.

James W England
James England

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JAMES ENGLAND, the within named bargainor, with whom I am personally acquainted (or who 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 office this 1 day of August, 2022.

Amanda Nicole Harris
Notary Public

My Commission expires:
10-1-22

I hereby swear or affirm that the actual consideration of this transfer is Zero Dollars ($ 0.00). Affiant: James England James W England

Subscribed and sworn to before me this 1 day of August, 2022.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Jessica England, Affiant
Subscribed and sworn before me this the
28 Day of Feb, 2023.
A. Hayes, Deputy Register

My Commission Expires: 10-

AMANDA NICOLE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX
MY COMMISSION EXPIRES: OCTOBER 1, 2022