Karen Johnson Davidson County
Batch# 987366 DEEDQC
04/03/2023 08:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230403-0023611

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Westcor Land Title Insurance Company
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: VYL-TN-RF-1418863

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Phyllis Qualls	Phyllis Qualls	137130A07900CO
3916 Waterford Way	3916 Waterford Way	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, PHYLLIS QUALLS formerly known as PHYLLIS QUALLS-BROOKS, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PHYLLIS QUALLS, unmarried, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 3916 Waterford Way, Antioch, TN 37013, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Lot No. 79 on the Plan of Peninsula Point Section 2, of record in Plat Book 8250, Page 733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 137130A07900CO

BEING the same which Butler Construction, LLC by Deed dated April 29, 1999 and recorded May 5, 1999 in the Office of the County Register of Deeds in the County of Davidson, State of Tennessee in Instrument No. 0583192, Book 11464, Page 941 conveyed unto Phyllis Qualls-Brooks.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3916 Waterford Way, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of March, 2023.

Phyllis Qualls formerly known as Phyllis Qualls-Brooks

PHYLLIS QUALLS formerly known as
PHYLLIS QUALLS-BROOKS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PHYLLIS QUALLS formerly known as PHYLLIS QUALLS-BROOKS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27th day of March, 2023.

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Phyllis Qualls

PHYLLIS QUALLS

Subscribed and sworn to before me this 27th day of March, 2023

Karen R. Campbell

Notary Public

My Commission expires: Sept. 8, 2025

State of TN

County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 **03/27/2023** (date of document).

Affiant Signature

03/31/2023

Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this **31** day of **March**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499