Karen Johnson Davidson County
Batch# 987925 DEEDQC
04/03/2023 03:46 25 PM 2 pgs
Fees $12 00 Taxes $0 00
20230403-0024163

This instrument prepared by:
(And return to)

Jeffrey M Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joneau Singleton 473 Claircrest Drive Antioch, TN 37013	SAME	176-02-0-038.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

WHEREAS, pursuant to the Divorce Decree dated 19th day July, 2019, entered by the Court in Joneau Marcus Singleton v. Tayana Cherette Singleton, in the Chancery Court for Davidson County, Tennessee, bearing Docket No.: 18D-1125, Grantor and Grantee were divorced, and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said decree has passed; and

WHEREAS, in said Divorce Decree the Court approved the Property Settlement Agreement between the Grantor and Grantee wherein Grantor agreed to convey all of her right, title and interest in and to the tract of land described herein below. Now therefore;

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tayana Singleton,** (the "Grantor"), by these presents does transfer and convey unto the said **Joneau Singleton,** unmarried, (the "Grantee"), his successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No 260 on the Plan of Section 15, Peppertree Forest of record in Plat Book 7900, Page 574, Register's Office for Davidson County, to which reference is hereby made for a more complete description of the property
>
> Being the same property conveyed to **Joneau Singleton and Tayana Singleton,** by Warranty Deed from **Brad G. Anderson,** of record in Instrument No. 20160421-0038569 in the Register's Office for **Davidson** County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description provided herein is exactly the same as in the prior recorded deeds.

This is improved property known as: **5017 Trailwater Drive, Antioch, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 24th day of February, 2023.

Tayana Singleton

STATE OF TEXAS)
COUNTY OF HARRIS)

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

Witness my hand and official seal this 24th day of February, 2023.

Notary Public

My Commission Expires: 03/06/2024

KRYSLYN D JOHNSON
Notary Public
STATE OF TEXAS
My Comm Exp 03-06-24
Notary ID # 13239356-9

State of Tennessee)
County of Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is
$ 0.00

Affiant

Subscribed and sworn before me on this 27th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024