REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 989140 DEEDQC
04/06/2023 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230406-0025117

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Brenda J Montague
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29TH DAY OF MARCH, 2023.

CASEY KELLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 11-18-2026

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Brenda J. Montague and
Karlisa Jefferson
1457 Tempany Court
Nashville, TN 37207

Parcel No. 05003009500

NEW OWNER:
Brenda J. Montague,
Karlisa Jefferson and Elaine Higgins
1457 Tempany Court
Nashville, TN 37207

QUIT CLAIM DEED

(TO CREATE EQUAL TENANCY IN COMMON INTERESTS)

This indenture is made and entered into this 29 day of MARCH, 2023 between BRENDA J. MONTAGUE, a single woman and KARLISA JEFFERSON, a married woman (hereinafter referred to as "GRANTORS") and BRENDA J. MONTAGUE, KARLISA JEFFERSON, and ELAINE M. HIGGINS, as equal tenants in common (hereinafter referred to as "GRANTEES").

That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including GRANTORS' desire for the property to be owned in equal shares by the GRANTEES as tenants in common, without rights of survivorship, GRANTORS do by these presents, sell, release, remise and quitclaim unto GRANTEES, each as to an undivided one-third (1/3) interest, in fee simple, all of Grantors' right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

> Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Bellshire Terrace, Section Two, according to a map of record in Plat Book 6250, Page 673, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Brenda J. Montague by Warranty Deed from James K. Higgins and wife Elaine M. Higgins dated September 29, 1999 and filed October 6, 1999 of record in Book 11692, Page 794, in the Register's Office of Davidson County, Tennessee. Thereafter, being the same property conveyed to Brenda J. Montague and Karlisa Jefferson, as tenants in common with rights of survivorship, by Quit Claim Deed dated January 7, 2021 and filed for record in Instrument No. 20210107-0003515, aforesaid Register's Office.

TAX PARCEL # 05003009500

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1457 Tempany Court, Nashville, TN 37207.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

The property herein conveyed is not the marital residence of Karlisa Jefferson, therefore no spousal signature is required.

The express purpose of this instrument is to convey property to GRANTEES, as tenants in common, each as to an undivided one-third (1/3) interest, in fee simple, their heirs and assigns, without rights of survivorship, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to any limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, GRANTORS have set his or her hands the date first above-written.

Brenda J. Montague
BRENDA J. MONTAGUE

Karlisa Jefferson
KARLISA JEFFERSON

[NOTARY ACKNOWLEDGEMENTS TO FOLLOW]

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared BRENDA J. MONTAGUE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29TH day of MARCH, 2023.

SEAL



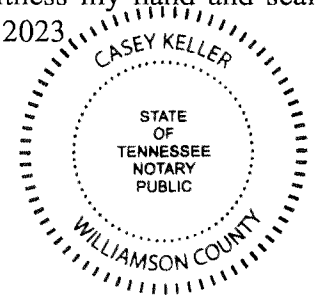
NOTARY PUBLIC
COMMISSION EXPIRES: 11/18/2026

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared KARLISA JEFFERSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29TH day of MARCH, 2023.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 11/18/2026

Certificate of Authenticity

I, Tonya Loftin, 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 **March 29, 2023**.

Date

Tonya Loftin
Affiant Signature

April 6, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of April, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)