Karen Johnson Davidson County
Batch# 992313 DEEDQC
04/14/2023 12:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230414-0027525

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
174 Saundersville Road, Suite 101
Hendersonville, TN 37075

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Dora A. Fuqua 108 Connor Drive Goodlettsville	Dora A. Fuqua 108 Connor Drive Goodlettsville	025 12 0 075.00
108 Connor Drive	108 Connor Drive	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Altie Jordan and Dayna Lachelle Sewell, as joint tenants with rights of survivorship**, hereinafter referred to as the "GRANTOR" and, **Dora A. Fuqua, unmarried** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1) Dollar's cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Altie Jordan and Dayna Lachelle Sewell, as joint tenants with rights of survivorship** has this day quitclaimed unto **Dora A. Fuqua, unmarried**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Howard A. Fuqua, Jr and wife, Dora A. Fuqua, by deed from Jason M. Ezell and wife, Mecca Ezell, dated 05/20/2011, filed and recorded 05/31/2011 of record in Instrument No. 20110531-0041086, said Register's Office.

For prior title see deed recorded in Instrument No. 20191008-0103184, said Register's Office of Davidson County, Tennessee.

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

Witness ~~my/our~~ hand(s) this 14 day of April 2023.

By: Altie Jordan
Altie Jordan

By: Dayna Lachelle Sewell
Dayna Lachelle Sewell

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Altie Jordan and Dayna Lachelle Sewell** 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 at Hendersonville, Tennessee this 14 day of April, 2023.

Notary Public
Commission Expiration: 5/20/2025

I, or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer $1.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Subscribed and sworn to before me this 14 day of April 2023.

Notary Public
Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4-14-2023 (date of document).

Caleb Waters
Affiant Signature

4-14-2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of April, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

