Karen Johnson Davidson County
Batch# 1000914 DEEDQC
05/09/2023 08:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230509-0034347

Return To:
Churchill Title Solutions, LLC
5200 Park Road, Suite 101
Charlotte, NC 28209

Order Number:
105132TN

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 28th day of APRIL, 2023, by and between **JASON M. MAYO**, a married man, hereinafter known and referred to as **GRANTOR**, and **JASON M. MAYO** and **JENETTE MAYO**, married to each other, as joint tenants with right of survivorship, whose tax mailing address is 7141 Legacy Drive, Antioch, TN 37013, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Situated in the Civil District of Davidson County, Tennessee, and being described as follows, to-wit:

BEING ALL OF LOT NO. 78, OLD HICKORY HILLS, SECTION ONE, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 20011023-0115382, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same parcel conveyed to JASON M. MAYO from APRIL Y. MAYO, by virtue of a Deed dated June 3, 2004, recorded August 5, 2004, as Instrument No. 20040805-0094251 County of Davidson, State of Tennessee.

Assessor's Parcel No: 182 06 0A 078.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A)(i), as same

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creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

JASON M. MAYO

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 28th day of April, 20 23, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **JASON M. MAYO**.

Notary Public
My Commission Expires: 9/16/25

REGINAL WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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IN THIS OATH OF CONSIDERATION, I, as Grantee(s) hereby swear or affirm that the actual consideration for this transfer is $10, to the best of the Grantor's knowledge, information and belief.

JASON M. MAYO

JENETTE MAYO

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 28th day of April, 2023, the foregoing Oath of Consideration was produced to me and was sworn to, acknowledged and delivered by **JASON M. MAYO** and **JENETTE MAYO**.

Notary Public
My Commission Expires: 9/16/25

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):

REGINAL WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Property Owner and Address:
Jason M. Mayo and Jenette Mayo
7141 Legacy Drive
Antioch, TN 37013

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

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Tennessee Certification of Electronic Document

I, Candice Weigant, 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 4-28-23 (date of document).

Candice Weigant
Affiant Signature

5-8-23
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 28 day of April, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL