Karen Johnson Davidson County
Batch# 1039279 DEEDQC
08/16/2023 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230816-0064022

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23585585

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
JOEL J. PARKS	JOEL J. PARKS	14202009800
7484 HARROW DRIVE NASHVILLE, , TN 37221	7484 HARROW DRIVE NASHVILLE, , TN 37221	

Executed this 11 day of August 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MELANIE N. PARKS AND JOEL J. PARKS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JOEL J. PARKS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Cross Timbers, Section 3, of record in Book 4175, Page 21, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Melanie N. Parks and Joel J. Parks, wife and husband by Warranty Deed from David M. Ball, unmarried, dated March 11, 2016, recorded on March 11, 2016 as Instrument 20160311-0023664.

Property known as, 7484 HARROW DRIVE, NASHVILLE, TN 37221
This instrument was prepared without the benefit of a title examination.

Wherever 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 this 11 day of August, 2023.

MELANIE N. PARKS

JOEL J. PARKS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Desiree J. Johnson of the state and county mentioned, personally appeared **MELANIE N. PARKS AND JOEL J. PARKS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)



Notary Public
Printed Name: Desiree J. Johnson
My Commission Expires: 05/03/2027

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 11 day of August, 2023

Notary Public

My commission expires: May 03, 2027

DESIREE J JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tu Huynh, 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 8-11-2023 (date of document).

Affiant Signature

8-14-2023
Date

State of California

County of Orange

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

Notary's Signature

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL