Karen Johnson Davidson County
Batch# 1053751 DEEDQC
09/25/2023 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230925-0075113

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sum

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF Sept, 2023.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melissa Ann Stewart	same	149.15-0B-054.00 CO
1515 Bridgecrest Drive, #120		
Antioch, TN 37013		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Timothy Jackson, unmarried,** hereinafter called the Grantor, have bargained, and sold, and do hereby Quitclaim and convey all our right, title, and interest unto **Melissa Ann Stewart, unmarried,** hereinafter called the Grantee, his/her/their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in DAVIDSON COUNTY, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 120 on the Final Plat, Cambridge Forest Townhomes, Final Subdivision Plat, of record in Instrument No. 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Stewart, unmarried and Timothy Jackson, unmarried, as joint tenants with right of survivorship by deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 200608300107054, recorded on 08-30-2006, in the Register's Office for Davidson County, Tennessee.

Melissa Stewart also known as Melissa Ann Stewart

This conveyance is made subject to:

* Subject to Restrictive Covenants of record in Instrument No. 20030806-0112013, said Register's Office for Davidson County, Tennessee.
* Subject to all matters on plan of record in Instrument No. 20040224-0020966, said Register's Office for Davidson County, Tennessee.
* Subject to Easements of record in Book 1207, page 529, Book 1147, page 148, Book 6861, Page 320; Book 7453, page 445 and Book 8795, page 158, Register's Office for Davidson

This is improved property known as: 1515 Bridgecrest Drive, #120, Antioch, TN 37015

Witness my hand this 18 day of Sept, 2023:

Timothy Jackson

STATE OF TN
COUNTY OF Sumner

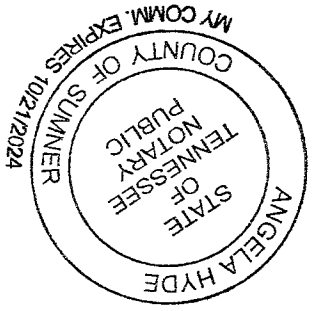
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), Timothy Jackson, with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 18 day of Sept, 2023.

Notary Public

My Commission Expires: 10/21/24



Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 9/19/2023 (date of document).

Affiant Signature

9/25/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

