Karen Johnson Davidson County
Batch# 1072923 DEEDQC
11/17/2023 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089719

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 Day of November, 2023.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Co., Inc. - Smyrna
599 Sam Ridley Parkway West, Suite 100
Smyrna TN 37167
Reviewed by: Aric D. Hinson, Esq.

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

04-NSH23-06789

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Antonette L. Ward 3308 Weatherstone Cove E Antioch, TN 37013	New Owner	164-12-0A- 055.00

QUITCLAIM DEED

THIS INDENTURE made between, **Bakari Underwood**, hereinafter "First Party", and **Antonette L. Ward**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

That 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. 55 on the Plan of Weatherstone, a planned unit development of record In Instrument 20020926-0117440, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Antonette L. Ward, an unmarried woman by Special Warranty Deed from Bank of New York as Trustee for the Benefit of the Certificateholders of CWABS 2005-01, Inc. of record as Instrument No. 20070905-0106642 in the Register's Office for Davidson County, Tennessee, dated August 14, 2007 and recorded on September 5, 2007.

AND THE SAID Antonette L. Ward and Bakari Underwood have since married on October 19, 2013.

AND THE SAID Antonette L. Underwood and Bakari Underwood have since been divorced from the Bonds of Matrimony pursuant to Final Decree of Divorce, in Docket No. 20-D-220.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3308 Weatherstone Cove E, Antioch, TN 37013.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 13th day of November 2023.

Bakari Underwood

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bakari Underwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 13th day of November, 2023

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Rocher *(custodian's name)*, 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 November 13 2023 *(date of document)*.

Charlotte Rocher 11/17
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before ~~me this~~ 17th ~~day of~~ November, 2023.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY