Karen Johnson Davidson County
Batch# 1107273 DEEDQC
03/04/2024 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014916

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To: Christine Buckles of Copper Title
Copper Title ChristineBuckles
120 S. Central Ave, Suite 160
St. Louis, MO 63105

File No.: 2024010030

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Dianne Champion and Thomas Champion 4795 LICKTON PIKE WHITES CREEK, TN 37189	Thomas and Dianna Champion 4795 LICKTON PIKE WHITES CREEK, TN 37189	031 00 0 126.00

THIS INDENTURE made this 16th day of February, 2024 between, (Grantor) **Thomas T. Champion and wife, Dianna Gail Champion,** mailing address of grantor: 4795 Lickton Pike, Whites Creek, TN 37189 First Party, and (Grantee) **Dianne Champion and Thomas Champion, wife and husband as joint tenants with right of survivorship,** Second Party: mailing address: 4795 Lickton Pike, Whites Creek, TN 37189

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other 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 bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Lot No. 1 on the Final Plat of Creek View Acres, of record in Book 6200, Page 946, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Thomas T. Champion and wife, Dianna Gail Champion by Quit Claim Deed from James E. Fly and wife, Janice M. Fly, dated January 29, 1992 and recorded March 2, 1992 in Book 8563 Page 383 in the Register's Office of Davidson County.

The preparer of this deed 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 and seal this 26th day of February, 2024

Thoams T Champion

Dianna Gail Champion

STATE OF Tennessee

County OF DAVIDSON

I, Mireille Cantrell, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that personally appeared Thomas T. Champion and Dianna Gail Champion, before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 3/6/2024

MIREILLE J. CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Mar. 6, 2024

The actual consideration of this transfer is $0.00.

Affiant

Affiant

STATE OF Tennessee

County OF DAVIDSON

I, Mireille Cantrell, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that personally appeared Thomas T. Champion and Dianna Gail Champion, before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires:

MIREILLE J. CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Mar. 6, 2024

Tennessee Certification of Electronic Document

I, Melissa Mowery, title agent, 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 2/26/24 (date of document).

Affiant Signature

2/26/24
Date

State of Missouri
County of St. Louis

Sworn to and subscribed before me this 26th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/15/2024

NOTARY'S SEAL

JACLYN R. SCHULTZ
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 12387393
My Commission Expires 08-15-2024