Karen Johnson Davidson County
Batch# 1137736 DEEDQC
05/22/2024 08:20:30 AM 6 pgs
Fees: $33.00 Taxes: $803.21
20240522-0037983

QUITCLAIM DEED

FINH-TN-217128

MAIL RECORDED DEED TO:	**OWNER (SEND TAX BILLS TO):**
JANICE NORMAN 6557 BANBURY CROSSING BRENTWOOD, TN 37027	JANICE NORMAN 6557 BANBURY CROSSING BRENTWOOD, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTEEN THOUSAND EIGHTY-FOUR AND 58/100 Dollars ($217,084.58) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHADWICK COURTRIGHT, a single person, and JANICE NORMAN, a single person (herein, "Grantor"), whose address is 6557 Banbury Crossing, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to JANICE NORMAN, an unmarried woman (herein, "Grantee"), whose address is 6557 Banbury Crossing, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6557 Banbury Crossing, Brentwood, TN 37027

WITNESS my hand and seal this 8th day of Feb, 2024.

[signatures on the following pages]

PIN NO: 172 09 0A 061.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

CHADWICK COURTRIGHT

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CHADWICK COURTRIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of FEB, 2024

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/17/2026

SHARON S HELMIC
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-17-2026

GRANTOR:

JANICE NORMAN

STATE OF TN
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JANICE NORMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2024.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

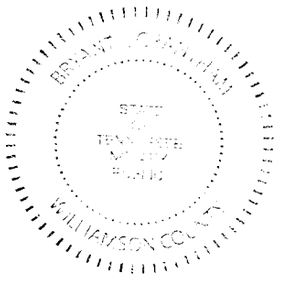
The actual consideration for this transfer is TWO HUNDRED SEVENTEEN THOUSAND EIGHTY-FOUR AND 58/100 Dollars ($217,084.58).

Grantee:

Grantee signature: Janice L. Norman
JANICE NORMAN

Subscribed and sworn to under oath before me, this 23rd day of February, 2024 by JANICE NORMAN.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF BANBURY CROSSING, SECTION TWO, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGES 605, 606, 607, 608 & 609, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20120413-0031642 on April 13, 2012.

PIN NO: 172 09 0A 061.00

STREET ADDRESS:

6557 Banbury Crossing, Brentwood, TN 37027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

24-088680 (LB)

Tennessee Certification of Electronic Document

I, Benji Godbold, 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 2-8-24 (date of document).

Affiant Signature

5-21-24
Date

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Sworn to and subscribed before me this 21st day of May, 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 358375 ASHLEY READY Commission Expires June 13, 2027 HANCOCK COUNTY

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: June 13, 2027