Karen Johnson Davidson County
Batch# 1140653 DEEDQC
05/29/2024 11:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240529-0039755

This instrument prepared by:
Lucas M. Haley
The Limbaugh Firm
407 N. Kingshighway, Suite 400
Cape Girardeau, MO 63702

QUIT-CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Edwin Dean White III	Edwin Dean White III	Map & Parcel:
2055 Wilson Pike	2055 Wilson Pike	
Franklin, TN 37067	Franklin, TN 37067	105-02-1L-002.00-CO

This deed of conveyance made and entered into this 16th day of April, 2024, by and between, **EDWIN DEAN WHITE, III, a single person,** of 2055 Wilson Pike, Franklin, TN 37067, and **LISA P. WHITE, a single person,** of 947 Southside Place, Nashville, TN 37023 as parties of the first part and "Grantors" herein; and **EDWIN DEAN WHITE, III**, a single person, whose mailing address is 2055 Wilson Pike, Franklin, TN 37067, as party of the second part and "Grantee" herein.

WITNESSETH, that the said Grantors in consideration of the sum of TEN DOLLARS and other valuable consideration, to them paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, remise, release, and forever Quit-Claim, unto said Grantee, the following described Lots, Tracts, or Parcels of land, lying, being and situate in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor CONVEYS all right, title, and interest in the property, unto the said Grantee, and his heirs and assigns, FOREVER, so that neither the said Grantors not their heirs, or any other person or persons for them or in their name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and every one of them, shall, by these presents, be excluded and forever barred.

Provided, however, the above-described real property is conveyed subject to all valid and existing conditions, restrictions, covenants, easements, and reservations as may be found in the record chain of title.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands on this date which is first above-written.

Edwin Dean White, III

Lisa P. White

ACKNOWLEDGMENT

STATE OF Missouri)

COUNTY OF Cape Girardeau

Personally appeared before me, Paige A. Crump, a Notary Public in and for said County and State, **Edwin Dean White, III**, a single person, the within named bargainor, individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at The Limbaugh firm this 10th day of April, 2024.

Paige A. Crump

Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

PAIGE A. CRUMP
My Commission Expires
February 24, 2028
Stoddard County
Commission #20895697

STATE OF Missouri)

COUNTY OF Cape Girardeau)

Personally appeared before me, Paige A. Crump a Notary Public in and for said County and State, **Lisa P. White**, a single person, the within named bargainor, individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at The Limbaugh firm this 10th day of April, 2024.

Paige A. Crump
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

PAIGE A. CRUMP
My Commission Expires
February 24, 2028
Stoddard County
Commission #20895697

AFFIDAVIT OF VALUE

STATE OF Missouri)

COUNTY OF Cape Girardeau)

We hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3)(f).

Subscribed and sworn to before me this 10th day of April, 2024.

Edwin Dean White, III

Lisa P. White

Paige A. Crump
Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

PAIGE A. CRUMP
My Commission Expires
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Stoddard County
Commission #20895697

EXHIBIT "A"
LEGAL DESCRIPTION

Land situated in Davidson County, Tennessee, being Unit No. B of Southside Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-103(b), et seq. as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Southside Place, of record in Instrument No. 20170502-0042844, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Southside Place provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being party of the same property conveyed to Edwin Dean White, III and Lisa P. White, Husband and Wife, by Warranty Deed on January 9, 2019, from High Definition Homes, LLC, of record in Instrument No. 20190114-0003737 recorded on January 14, 2019, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lucas M. Haley, 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 April 16, 2024 (date of document).

Affiant Signature

May 28, 2024
Date

State of Missouri

County of Cape Girardeau

Sworn to and subscribed before me this 28th day of May, 2024.

Paige A. Crump
Notary's Signature

MY COMMISSION EXPIRES: 2/24/2028

NOTARY'S SEAL

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

PAIGE A. CRUMP
My Commission Expires
February 24, 2028
Stoddard County
Commission #20895697