Karen Johnson Davidson County
Batch# 1141021 DEEDQC
05/30/2024 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240530-0040255

Name and Address of New Owner:
Jayson Richards
17041 Pinehurst Ln., Apt. D
Huntington Beach, CA 92647

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 014-00-0-204.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **CHRISTINA L. FEAGANS, an unmarried woman,** "the Grantors ," convey and quitclaim unto **JAYSON RICHARDS, an unmarried man,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Situated and lying In the 14th Civil District of Davidson County, Tennessee, being described as Tract I according to an unrecorded survey by Tommy E. Walker, P.O. Box 495, Ridgetop, TN 37152, Tennessee R.L.S. No. 1465, dated March 26,1992 as follows, to wit: Beginning at a point In the Westerly margin of Bidwell Road, being the Northeast corner of this tract and the Southeast corner of a tract of land owned by Joe A. Smith, etux, of record in Book 4412, Page 575, R.O.D.C.T.; thence with the Westerly margin of Bidwell Road South 02 degrees 20 minutes 50 seconds West 150.00 feet to a point; thence North 87 degrees 30 minutes 00 seconds West 789.86 feet to a point; thence North 02 degrees 20 minutes 50 seconds East 150.00 feet to a point; thence South 8 degrees 30 minutes 00 seconds East 789.86 feet to the point of beginning, containing 2.72 acres, more or less.
>
> Being the same property conveyed to Jayson Richards, unmarried and Christina L. Feagans, unmarried, by Quitclaim Deed from Jayson Richards, unmarried, dated 8/16/2021, recorded 8/25/2021 and appearing of record at Instrument No. 20210825-0115048, Register's Office for Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 16 day of May, 2024.

_____(SEAL)
CHRISTINA L. FEAGANS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16TH day of May, 2024, before me appeared by audio-visual communication, Christina L. Feagans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16TH day of May, 2024.

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 01-21-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of May, 2024.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

_____
Notary Signature
My commission expires: 10/10/26

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Hayes, 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 5/16/2024.

Date

Affiant Signature

5/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)