Karen Johnson Davidson County
Batch# 1151043 DEEDQC
06/26/2024 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047824

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Shannon Ray-Lumpkin, a single woman** ("Grantors"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Terrance Lumpkin and wife, Ebonee Lumpkin** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being more completely described according to a survey by Volunteer Land Surveying Services, dated October 22, 2010 as follows:

Beginning at the northwesterly corner of subject property; thence, South 86 degrees 30 minutes East 139.49 feet to an iron pin; thence, South 1 degree 24 minutes 34 seconds West 106.37 feet to an iron pin; thence, North 86 degrees 30 minutes West 134.63 feet to a point; thence with a curve to the right having a central angle of 88 degrees 20 minutes 48 seconds and a radius of 5.51 feet, a length of 8.50 feet to a point; thence, North 1 degree, 50 minutes, 48 seconds East 101.00 feet to the point of Beginning, containing .34 acres.

Being the same property conveyed to Terrance Lumpkin and wife, Shannon Lumpkin, by virtue of that certain Quit Claim Deed dated October 27, 2010, and being of record at Instrument No. 20101102-0087567 and Affidavit at Instrument No. 20131008-0105400 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Terrance Limpkin and wife, Shannon Lumpkin by virtue of Warranty Deed dated October 27, 2010 at Instrument No. 20101102-0087565 and Affidavit at Instrument No. 20131008-0105399 in the said Register's Office.

Shannon Lumpkin is aka Shannon Ray-Lumpkin.

*and Terrance Lumpkin, married to Ebonee Lumpkin

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 11 day of **June, 2024.**

Shannon Ray-Lumpkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Shannon Ray-Lumpkin**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of **June, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

IN TESTIMONY WHEREOF I/we have executed this instrument the 13th day of June, 2024.

Terrance Lumpkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Terrance Lumpkin**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: 620 Gallatin Pk N
Madison, TN 37115

TAX PARCEL NO.: 04305017000

PROPERTY OWNER: Ebonee + Terrance Lumpkin
OWNER'S ADDRESS:

MAIL TAX BILLS TO: 1013 Berwick Trail
Madison, TN 37115

Certificate of Authenticity

I, Holly A. Mason, 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 June 11 2024.

Affiant Signature

6/12/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of June, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY