Karen Johnson Davidson County
Batch# 1152525 DEEDQC
06/28/2024 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240628-0048928

ADDRESS NEW OWNERS AND
SEND TAX BILLS:

MARISSA FRANCIS and husband,
JAKE FRANCIS
8206 Jackman Road

Joelton, TN 37080

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
159N-E-26.00
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 7 day of June, 2024, by **GERALYN FRANCIS,** GRANTOR and **MARISSA FRANCIS and husband, JAKE FRANCIS,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaims to GRANTEES, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being described as follows: Beginning at an iron pin (old) in the Northerly margin of Jackman Road, the Southwest corner of a tract of land which belongs to Charlene Sterry, having a deed reference in Instrument No. 20060823-0103584, RODCT, the Southeast corner of this tract, and continuing, as follows: S 77 deg. 06' 52" W, 226.81 feet to an iron pin (new), in the Northerly margin of Jackman Road; thence with a new line, as follows: N 00 deg.20' 21" E, 158.58 feet to an iron pin (new); thence N 85 deg. 36' 51" W, 83.12 feet to an iron pin (new); thence N 04 deg. 23' 09" E 40.45 feet to an iron pin (new); thence N 85 deg. 36' 51" W, 189.94 feet to an iron pin (new); thence N 04 deg. 23' 09" E, 256.55 feet to an iron pin (new); thence S 85 deg. 36' 51" E, 440.00 feet to an iron pin (new); thence S 05 deg. 15' 57" E, 301.26 feet to an iron pin (new); thence S 85 deg. 36' 51" E, 10.15 feet to an iron pin (old), the Northwest corner of said tract of land which belongs to Charlene Sterry, thence S 04 deg. 16' 59" W, 90.84 feet, to the point of beginning, containing 3.64 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 25, 2009.

Being the same property conveyed to Marissa Francis and Jake Francis, wife and husband, and Jeffrey Francis and Geralyn Francis, husband and wife, by Warranty Deed from Phillip Dier and Amanda Dier, husband and wife, dated February 2, 2022, and recorded February 15, 2022, in Instrument No. 20220215-0017398, Register's Office for Davidson County, Tennessee. Jeffrey Francis having since died.

Subject to all matters and restrictions of record.

This is improved property known as 8206 Jackman Road, Joelton, Tennessee 37080.

Executed on the date first above written.

Geralyn Francis
GERALYN FRANCIS

STATE OF Florida
COUNTY OF Broward.

Personally appeared before me, the undersigned Notary Public of said county and state, GERALYN FRANCIS, the within named bargainor 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.

Witness my hand and seal at office this 7 day of June., 2024.

WENDY RUBIO
Notary Public - State of Florida
Commission # HH 462899
My Comm. Expires Nov 8, 2027

Wendy Rubio
NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

STATE OF Florida
COUNTY OF Broward

The actual consideration or value, whichever is greater, for this transfer is $NONE.

WENDY RUBIO
Notary Public - State of Florida
Commission # HH 462899
My Comm. Expires Nov 8, 2027

Geralyn Francis
AFFIANT

Subscribed and sworn to before me, this the 7 day of June., 2024.

Wendy Rubio
NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

CERTIFICATE OF AUTHENTICITY

Borrower:	**JAKE FRANCIS** **MARISSA M FRANCIS** **8206 JACKMAN RD** **JOELTON, TN 37080-7802**	**Lender:**	**VOLUNTEER STATE BANK** **SPRINGFIELD OFFICE (MORTGAGE)** **2112 MEMORIAL BLVD** **SPRINGFIELD, TN 37172**

I, Joe Norris, 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 6-24-24 (date of document).

Joel K Norris
Signature of Affiant / Bank Official

6-24-24
Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 24th day of June, 2024.

Robin Sparkman
Notary's Signature

My Commission Expires: 6-23-26
(Date)

Notary's Seal

ROBIN SPARKMAN
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 6-23-2026

On my own behalf and in my representative capacity for any parties for whom I am acting, I agree to sign the transaction documents electronically and/or acknowledge that the transaction documents may be preserved as electronic records.

GRANTOR:

x _____
JAKE FRANCIS

x Marissa M Francis
MARISSA M FRANCIS

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