File # 24TN2946

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 1154390 DEEDQC
07/08/2024 09:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240708-0050728

Return to: Certified Title Corporation - MD,
11459 Cronhill Drive, Suite M, Owings Mills, MD, 21117

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Stacey R. Ricketts	Stacey R. Ricketts	149 15 0A 437.00-CO
1752 Bridgecrest Drive,	1752 Bridgecrest Drive,	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, STACEY R. RICKETTS formerly known as STACEY RENEE DAVIS, now a married woman, who is joined herein by spouse TREMAINE RICKETTS, hereinafter referred to as "Grantor", whose mailing address is: 1752 Bridgecrest Drive, Antioch, TN 37013, does hereby convey, transfer, remise, release, relinquish and quitclaim unto STACEY R. RICKETTS, a married woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1752 Bridgecrest Drive, Antioch, TN 37013, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 151, on the plan of Phase Six, Cambridge Forest, as the same appears of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Tax ID No.: 149 15 0A 437.00

Being the same property conveyed to Stacey Renee Davis, by deed dated September 24, 2009, and recorded October 2, 2009, as Instrument No. 20091002-0091538, in the Office of the County Register of Deeds, in Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1752 Bridgecrest Drive, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of 24 June, 2024.

Stacy R. Ricketts

STACEY R. RICKETTS formerly known as
STACEY RENEE DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that STACEY R. RICKETTS formerly known as STACEY RENEE DAVIS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 24 day of June, 2024.

Notary Public
My Commission expires: 9/21/2026

DANIEL V HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of 24 June, 2024.

TREMAINE RICKETTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TREMAINE RICKETTS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 24 day of JUNE, 2024.

Notary Public
My Commission expires: 9/21/2026

DANIEL V HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

STACEY R. RICKETTS

Subscribed and sworn to before me this 24 day of June, 2024

Notary Public
My Commission expires: 9/21/2026

DANIEL V HOFMEISTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Eileen Neff, 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).

Affiant Signature

6/24/24
Date

State of Maryland

County of Baltimore

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

Notary's Signature

MY COMMISSION EXPIRES: 10/15/26

NOTARY'S SEAL

MICHAEL SEGAL
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 10-15-2026