Karen Johnson Davidson County
Batch# 1169145 DEEDQC
08/14/2024 11:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240814-0062055

This instrument prepared by Reginald Harrion, Esq., for PC Law Associates, LLC, 834 Newland Street, Jackson, MS 39211, Tennessee Bar ID: 040700

Record and Return to: Marrena A. Richardson and Hollan Ingram, 6493 Paddington Way, Antioch, TN 37013

Order Number: 74075140

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MARRENA A. RICHARDSON,** a married woman for Ten Dollars Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **MARRENA A. RICHARDSON** and **HOLLAN INGRAM,** wife and husband, as joint tenants with right of survivorship, whose address is 6493 Paddington Way, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING ALL OF LOT NO. 276 ON THE PLAN OF LONG HUNTER CHASE PHASE 3 SECTION 3A, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20081014-0103114, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN BOOK 9430, PAGE 251, AMENDED IN BOOK 9534, PAGE 938, DECLARATION OF ANNEXATION OF PHASE 3 SECTION 3A IN INSTRUMENT NUMBER 20130226-0019266; EASEMENT TO NASHVILLE/DAVIDSON COUNTY FOR WATER MAINS OF RECORD IN BOOK 8197, PAGE 288; EASEMENT TO UNITED STATES OF AMERICA/TENNESSEE VALLEY AUTHORITY FOR TRANSMISSION LINES OF RECORD IN BOOK 2338, PAGE 466; EASEMENT TO TENNESSEE

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TELEPHONE COMPANY OF RECORD IN BOOK 9661, PAGE 919; GRANT OF EASEMENT TO CROSSMAN PROPERTIES OF RECORD IN INSTRUMENT 20000906-0088271 AND IN INSTRUMENT NUMBER 20000906-0088272; CERTIFICATE OF RESOLUTION FOR JCH DEVELOPMENT COMPANY, INC., OF RECORD IN BOOK 9432, PAGE 789; DEED OF CONVEYANCE TO NASHVILLE/ DAVIDSON COUNTY OF RECORD IN BOOK 4584, PAGE 201; DECLARATION OF TAKING TO TENNESSEE VALLEY AUTHORITY/ UNITED STATES OF AMERICA FOR EASEMENT AND RIGHT OF WAY OF RECORD IN BOOK 4446, PAGE 423; SANITARY SEWER AND/OR DRAINAGE EASEMENT OF RECORD IN INSTRUMENT NUMBER 20001030-0107415; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20020718-0086411 AND IN INSTRUMENT NUMBER 20040908-0108434; CHARTER OF LONG HUNTER CHASE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 9433, PAGE 953; BY-LAWS OF RECORD IN BOOK 9430, PAGE 251; QUIT CLAIM DEED TO HOMEOWNERS ASSOCIATION FOR OPEN SPACE/ COMMON AREA OF RECORD IN INSTRUMENT NUMBER 20130501-0043495 ; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20081014-0103114; ALL OF SAID REGISTER'S OFFICE.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 151090A35700CO
Street address of property: 6493 Paddington Way, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160323-0027447 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Marrena A. Richardson and Hollan Ingram, 6493 Paddington Way, Antioch, TN 37013

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Signed this 08 day of August, 2024,

Signature(s) of Grantor(s):

Marrena A. Richardson

Marrena A. Richardson

STATE OF Michigan, COUNTY OF Wayne, SS:

BE IT REMEMBERED That on this 08 day of August, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Marrena A. Richardson**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I or we, Marrena A. Richardson and Hollan Ingram, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Ten Dollars Zero Cents Dollars ($10.00).

Signed this 08 day of August, 2024,

Signatures of Affiant(s):

Marrena A. Richardson

Marrena A. Richardson

Hollan Ingram

Hollan Ingram

Sworn and subscribed before me this 08 day of August, 2024.

Notary Public

Jordan L Schleinitz
Notary Public - State of Michigan
County of Wayne
Acting in the county of Wayne
My Commission Expires Sep. 12, 2028

Notarized Remotely via Amrock Clear Sign™ on 8/8/2024
A State of Michigan approved vendor, effective 11/22/19

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 8/8/2024 (date of document).

Affiant Signature

Aug 8, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 08 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE