Karen Johnson Davidson County
Batch# 1171531 DEEDQC
08/16/2024 03:54:30 PM 7 pgs
Fees: $38.00 Taxes: $410.47
20240816-0063238

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: Joseph A. Fearns, 1005 Bettie Dr, Old Hickory, TN 37138

Order Number: 74067031

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **JENNIFER M. FEARNS f/k/a JENNIFER M. CIPPERLY,** an unmarried woman and **JOSEPH A. FEARNS,** an unmarried man for One Hundred Ten Thousand Nine Hundred Thirty-Seven Dollars One Cent Dollars ($110,937.01) 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), **JOSEPH A. FEARNS,** an unmarried man, whose address is 1005 Bettie Dr, Old Hickory, TN 37138, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING LOT NO. 29, THE KNOLL, AS OF RECORD IN PLAT BOOK 2330, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

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: 04413005600
Street address of property: 1005 Bettie Dr, Old Hickory, TN 37138

PCL 74067031 QC101 01 01 04

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20071015-0121988 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Joseph A. Fearns, 1005 Bettie Dr, Old Hickory, TN 37138

Transfer in conjunction with Final Judgment of Divorce 4/25/2024 in Davidson County, Tennessee Court Case No. 23D-1185.

Signed this 19 day of July, 2024.

Signatures of Grantor (1 of 2):

Jennifer M Fearns FKA Jennifer M Cipperly

Jennifer M. Fearns
f/k/a Jennifer M. Cipperly

STATE OF Tennessee, COUNTY OF Montgomery, SS:

BE IT REMEMBERED That on this 19th day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Jennifer M. Fearns f/k/a Jennifer M. Cipperly**, 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.

Carrie Meredith
Notary Public

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SEE APA ON LAST PAGE FOR EX DATE

PCL 74067031 QC101 01 02 04

Signed this 30 day of July, 2024.

Signatures of Grantor (2 of 2):

Joseph A. Fearns

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of July, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Joseph A. Fearns**, 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 **Commission Expires 09/02/2024**

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.

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 74067031 QC101 01 03 04

OATH OF CONSIDERATION

I or we, Joseph A. Fearns, 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 One Hundred Ten Thousand Nine Hundred Thirty-Seven Dollars One Cent Dollars ($110,937.01).

Signed this 30 day of July, 2024.

Signatures of Affiant(s):

Joseph A. Fearns

Sworn and subscribed before me this 30 day of July, 2024.

Notary Public

Commission Expires 09/02/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL 74067031 QC101 01 04 04

EXHIBIT A – LEGAL DESCRIPTION

All that lot of ground situate in the County of Davidson and State of Tennessee and described as follows, to-wit:

BEING LOT NO. 29, THE KNOLL, AS OF RECORD IN PLAT BOOK 2330, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Subject to all legal roads, easements, and restrictions.

Being the same property conveyed to JOSEPH A. FEARNS, an unmarried man, by deed dated _____, 20_____, and recorded on _____, 20_____, in Deed Book _____, Page _____ of the Davidson County Clerk's records.

Tax ID: 04413005600

Property Address: 1005 Bettie Dr, Old Hickory, TN 37138

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 7/30/2024 (date of document).

Affiant Signature

Aug 5, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 05 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

All Purpose Acknowledgement

State of: Tennessee

County of: Montgomery

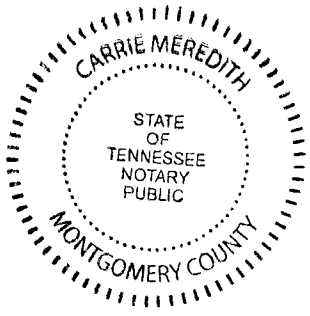
On this 19th day of July, 2024, before me

Carrie Meredith, a Notary Public, personally appeared

Jennifer M. Fearns f/k/a Jennifer M. Cipperly,

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:



(Seal)

Printed Name:
My commission expires: 05/13/2025

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signers other than named above: _____