Karen Johnson Davidson County
Batch# 1187711 DEEDQC
09/30/2024 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075534

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| LaJuan Diggs<br>616 Cherry Grove Point<br>Whites Creek, TN 37189 | CMG MORTGAGE, INC<br>3160 CROW CANYON RD<br>STE 400<br>SAN RAMON, CA<br>94583 | 049-01-0B-023.00-CO |

*This deed is intended to divest Eric Diggs of any right, claim, or interest in the property located at 616 Cherry Point, Whites Creek, TN 37189.. The transfer tax on this conveyance is exempt under the provisions of §67-4-409, et. seq., of the T.C.A.*

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eric Diggs, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Jordan Diggs, an unmarried man, Jonathan Diggs, an unmarried man, and LaJuan Diggs and Erica Diggs, husband and wife, as joint tenants with right of survivorship** and interest in and to the following described tract of land in **Davidson** County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Final Plat of Cherry Grove, Phase 1B of record in Plat at Instrument No. 20060927-0119685, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20150928-0098482, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Erica Stoxstill-Diggs and LaJuan Stoxstill-Diggs, wife and husband by Warranty Deed from Hamidreza Parsa, unmarried (by Christopher M. Corriveau, Attorney-in-Fact, by Virtue of Power of Attorney recorded in Instrument No. 20150202-0009697) of record in Instrument No. 20160518-0049734 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 18, 2016.**

**Being the same property conveyed to Eric Diggs, an unmarried man, Jordan Diggs, an unmarried man and Jonathan Diggs, an unmarried man, as joint tenants with rights of survivorship by Warranty Deed from Erica Stoxstill-Diggs and LaJuan Stoxstill-Diggs, wife and husband of record in Instrument No. 20231020-0082554 Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 20, 2023.**

**Being the same property conveyed to Eric Diggs, an unmarried man, Jordan Diggs, an unmarried man, Jonathan Diggs, an unmarried man, and LaJuan Diggs and Erica Diggs, husband and wife, as joint tenants with right of survivorship by Quitclaim Deed from Eric Diggs, an unmarried man, Jordan Diggs, an unmarried man and Jonathan Diggs, an unmarried man of record in Instrument No. 20240621-0046593 Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on June 21, 2024.**

**Being also known as 616 Cherry Grove Point Whites Creek, TN 37189.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 11th day of September, 2024.

Affiant

My commission expires: 5.5.25
(Affix Seal)

Notary Public

VALERIE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of September, 2024.

**Eric Diggs**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Eric Diggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of September, 2024.

Notary Public

My Commission Expires: 5.5.25

VALERIE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 September 11, 2024.

Affiant Signature

30th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

