Karen Johnson Davidson County
Batch# 1198690 DEEDQC
10/30/2024 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083537

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is an exempt transfer. Affiant Subscribed and sworn to before me, this 28th day of October 2024. Notary public My commission Expires: 05/20/2025

Address New Owner: Joe Randel Warnack, Jr. 3609 Old Ringgold Road Chattanooga, TN 37412	Send Tax Bills to: Joe Randel Warnack, Jr. 3609 Old Ringgold Road Chattanooga, TN 37412	Map–Parcel Nos.165-103

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Jason Warnack, Grantor, does hereby quitclaim, transfer and convey unto Joe Randel Warnack, Jr. all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

BEING Lot No. 1 on the Plan of Wallace Subdivision of record in Book 5190, page 223, Register's Office for said County, to which record reference is hereby made for a more particular description.

BEING the same property conveyed to Joe Randel Warnack, Sr. and Jason Warnack from Bobby Lee Warnack by Affidavit of Heirship dated October 10, 2024, and recorded on October 22, 2024, as Instrument No. 20241022-0082129, and Affidavit of Heirship dated October 10, 2024, and recorded on October 22, 2024, as Instrument No. 20241022-0082130, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 3654 Hamilton Church Road, Antioch, TN 37013

Witness my hand this October 11, 2024.

Jason Warnack, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, Jason Warnack with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, October 11 2024.

[Seal]

KARLA DIETRICH NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 10/04/2027

CERTIFICATE OF AUTHENTICITY

I, Zhenia Carcich, do hereby make oath that I am 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 October 11, 2024.

Name: Zhenia Carcich
Date: October 28, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on October 28, 2024.

Witness my hand and official seal.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

Madelyn Stampley, Notary Public
My commission expires: 10/26/2025