QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1215893 DEEDQC
12/13/2024 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241213-0096793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Ellen Corbett, James Edward Corbett, III, and Rachel Nicole Corbett	**New Owner**	**14808024200**
4636 Long Branch	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **TERESA ANN TURNER, JAMES EDWARD CORBETT, III, RACHEL NICOLE CORBETT, AND MARY ELLEN CORBETT** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MARY ELLEN CORBETT, A WIDOW, JAMES EDWARD CORBETT, III, UNMARRIED, AND RACHEL NICOLE CORBETT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 55 FRONTS 58.53 FEET ON THE NORTHEASTERLY MARGIN OF LONG BRANCH AND EXTENDS BACK 140.08 FEET ON THE NORTHWESTERLY LINE AND 137.23 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 68.80 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TERESA ANN TURNER AND JAMES EDWARD CORBETT, JR., BY AFFIDAVIT OF HEIRSHIP OF JAMES E. CORBETT, SR., OF RECORD IN INSTRUMENT NO. 20220818-0093812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAMES EDWARD CORBETT, JR., HAVING SINCE DIED INTESTATE ON AUGUST 29, 2023, LEAVING HIS WIFE, MARY ELLEN CORBETT, AND TWO CHILDREN, JAMES EDWARD CORBETT, III, AND RACHEL NICOLE CORBETT, AS HIS SOLE HEIRS AT LAW, AS EVIDENCED BY THAT AFFIDAVIT OF HEIRSHIP BEING RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NO. ____202412130096792 _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 4636 LONG BRANCH, ANTIOCH, TENNESSEE 37013.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL

DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 26 day of November, 2024.

TERESA ANN TURNER

STATE OF Alabama
COUNTY OF Etowah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Ann Turner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of November, 2024.

Notary Signature

My commission expires: 01/09/2027

MONICA MASON NOTARY PUBLIC ALABAMA STATE AT LARGE

Witness our hands this the 12 day of December, 2024.

JAMES EDWARD CORBETT, III

RACHEL NICOLE CORBETT

MARY ELLEN CORBETT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Edward Corbett, III, Rachel Nicole Corbett, and Mary Ellen Corbett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of December, 2024.

Notary Signature

My commission expires:

MAKAYLA WRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2026

Certificate of Authenticity

I, Andrew Suzore, 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 December 12, 2024.

Date

Affiant Signature

December 12, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027