Karen Johnson Davidson County
Batch# 1224055 DEEDQC
01/07/2025 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250107-0001177

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: First Title and Escrow, 1700 Rockville Pike, Suite 440, Rockville, MD 20852

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jameson Stafford	Jameson Stafford	131-11-0E-00.100-CO
4224 Jamesborough Place	4224 Jamesborough Place	
Nashville, TN 37215	Nashville, TN 37215	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JAMESON STAFFORD, a single man and DEBORAH V. HARPER, a single woman, hereinafter referred to as "Grantor", whose mailing address is: 4224 Jamesborough Place, Nashville, TN 37215, does hereby convey, transfer, remise, release, relinquish and quitclaim unto JAMESON STAFFORD, a single man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 4224 Jamesborough Place, Nashville, TN 37215, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Jamesborough Place Condominium, recorded in Instrument No. 20070814-0097257, Register's of Deeds Office for Davidson County, Tennessee, and Amended and Restated Declaration of Covenants, Conditions and Restriction for Jamesborough Place Condominiums now known as Jamesborough Place Homes, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20181214-0121688, Register's Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Tax ID No.: 131-11-0E-00.100-CO

BEING the same property conveyed unto Jameson Stafford, a single man and Deborah V. Harper, a single woman, as joint tenants with right of survivorship, by Warranty Deed dated September 5, 2023 and recorded October 3, 2023, in Instrument 202310030077730, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4224 Jamesborough Place, Nashville, TN 37215.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of OCTOBER, 2024.

JAMESON STAFFORD

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JAMESON STAFFORD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18th day of October, 2024.

Tanya Stafford
Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of October, 2024.

Deborah V. Harper
DEBORAH V. HARPER

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF GREENVILLE

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DEBORAH V. HARPER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18th day of October, 2024.

Mary P. Bauer
Notary Public
My Commission expires: 01-06-2024

MARY P BAUER
Notary Public - State of South Carolina
My Commission Expires
January 06, 2032

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

JAMESON STAFFORD

Subscribed and sworn to before me this 18th day of October, 2024.

Tanya Stafford
Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Yolanda Battle, 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 October 18, 2024 (date of document).

Yolanda Battle
Affiant Signature

October 18, 2024
Date

State of Maryland
County of Montgomery

Sworn to and subscribed before me this 18th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: OCT 12th 2026

NOTARY'S SEAL

NATASHA D SQUIRES NOTARY PUBLIC MONTGOMERY COUNTY, MD Comm. Exp. OCTOBER 12, 2026