ADDRESS NEW OWNER AS:
James R. & Cynthia W. Webb, Trustees
4660 Henry Gower Rd.
Pleasant View, TN 37146

THIS INSTRUMENT PREPARED
BY: Jarod C. Richert
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 1235760 DEEDQC
02/10/2025 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250210-0009856

NO TITLE EXAM, NO CLOSING
Prepared Solely from Information Supplied by the Parties

Map & Parcel: 034 03 0B 703.00
703 Churchill Xing, Madison, TN

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **James R. Webb** and wife, **Cynthia Webb**, referred to herein as Parties of the First Part, and **James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025, and any amendments thereto**, Parties of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 703, Phase 5, Building 7, Churchill Crossing Condominium, as established by Master Deed of record in Book 7792, page 915 and amended in Book 7804, page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the P.U.D. Boundary Plat of Churchill Crossing of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Webb and Wife, Cynthia Webb, by deed from Emil A. Mircea, by and through his attorney in fact, Valentina Mircea and by his

wife, Valentina Mircea, of record as Instrument No. 20160916-0097841, Register's Office for Davidson County, Tennessee.

The conveyance of the above property is made subject to the following: Taxes for the current year and subsequent years; subject to notes, easements, setback lines and all matters set forth on Plat of Churchill Crossing of record in Book 7900, Page 25, said Register's Office; Subject to any restrictions, easements, etc., of public record that may affect subject property.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set hand and seal the day and year first above written.

JAMES R. WEBB

CYNTHIA WEBB

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of February, 2025.

My Commission Expires: RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of February, 2025.

My Commission Expires: RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 0 .

AFFIANT

SUBSCRIBED and SWORN to before me, this the 5th day of February, 2025.

My Commission Expires: RHONDA DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Jarod C. Richert, 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 2-5-2025.

Date

Affiant Signature

2-5-2025

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 5th day of February, 2025.

Rhonda Davenport

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

