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

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

Karen Johnson Davidson County
Batch# 1235760 DEEDQC
02/10/2025 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250210-0009862

Map & Parcel: 042 11 0A 041.00
1041 Heritage Dr., Madison, TN

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **James Richard 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 his 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 a part of Heritage Village Condominium tract as shown per plat of record in Plat Book 4675, page 46, Register's Office of Davidson County Tennessee, being Unit No. 1041 on the said plat together with the carport designated as 1041, a Family Unit Type No. A, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto of record in Book 4758, page 179, Register's Office for Davidson County Tennessee, and as amended in Book 4808, page 829, as amended in Book 6380, page 989 and amended in Book 6484, page 287, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marguerite B. Webb, Pamela W. Stewart and James Richard Webb, as tenants in common with right of survivorship, by deed from Vickie Grantham, Trustee, of record as Instrument No. 20151124-0119407, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitations such unit's undivided percentage interest in the land and general common elements.

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

JAMES RICHARD WEBB

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Richard Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he 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:_____ NOTARY PUBLIC

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

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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:_____ NOTARY PUBLIC/Register

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

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.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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