Karen Johnson
Batch # 1236058
02/10/2025 04 06 34 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250210-0010070

This instrument prepared by:
CHRISTI L. DALTON
Attorney at Law
105 Public Square
Lafayette, Tennessee 37083

MAP & PARCEL:
086 10 0 103.00

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
TO:
Jeffery E. Davis, et ux
525 Thoroughbred Lane
Hartsville, Tennessee 37074

SEND TAX BILLS
SAME

THIS INSTRUMENT MADE AND ENTERED INTO on this the 4th day of February, 2025, by and between **JEFFERY E. DAVIS,** hereinafter referred to as "Grantor" and **JEFFERY E. DAVIS and wife, CHRISTI L. DALTON, in order to create a tenancy by the entirety,** hereinafter referred to as "Grantees".

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLAR cash in hand paid by Grantees to Grantor, as well as other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged in full, Grantor, does herein convey and quitclaim unto Grantees, any and all right, title, and interests he may have in and to the following described real estate located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2-B on the plan of Lakeside Woods Estates, Section One, Lots One through Five Zone Lot Division, as of record in Plat Book 6250, Page 767 amending Plat Book 6200, Page 213, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffery E. Davis, by Warranty Deed dated November 28, 2001, from Jeffrey W. Musser, Sr. as an individual and as the Executor for the Estate of Linda P. McKnight and of record as Instrument Number 20011130-0131581, Register's Office Davidson County, Tennessee.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

This is improved property and not the residence of Grantor.

Possession to be given upon delivery of deed.

2025 taxes shall be paid by Grantees.

IN TESTIMONY WHEREOF, Grantor has hereunto set his signature, this the day and date first above written.

JEFFERY E. DAVIS
GRANTOR

STATE OF TENNESSEE)
) ss:
COUNTY OF Macon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **JEFFERY E. DAVIS** 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 AND OFFICIAL SEAL at Lafayette, Tennessee, this 4th day of February, 2025.

Heather R. Black
NOTARY PUBLIC

HEATHER R BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

My Commission Expires: 1 \ 11 \ 27

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$EXEMPT**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the
4th day of February, 2025.

Heather R. Black
REGISTER OR NOTARY PUBLIC

HEATHER R. BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
OF MACON

My Commission Expires: 1 \ 11 \ 27

heather/Quitclaim Deeds/Davis, Jeff to Davis, Jeff & Dalton, Christi 3304 Lakeside Place