Karen Johnson Davidson County
Batch# 1300176 DEEDQC
07/21/2025 01:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250721-0057349

**[Space above this line for recording data.]**

| Prepared by and Return To: | New Owner and Address: | Tax ID#: 082-14-0A-105.00 |
|---|---|---|
| John T. Minor, V<br>The Minor Firm<br>P.O. Box 2586<br>Dalton, GA 30722-2586 | Emma Frances Veys<br>1502 Mississippi Avenue<br>Chattanooga, TN 37405 | Send Tax Bill To:<br>1502 Mississippi Avenue<br>Chattanooga, TN 37405 |

# QUITCLAIM DEED

**Georgia, Whitfield County**

**THIS INDENTURE** made this 17th day of July, 2025, between **Joseph Veys and Emma Frances Veys**, Grantor, and **Emma Frances Veys**, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

**THE GRANTOR**, for and in consideration of the sum of one dollar and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell, convey, remise, release and forever quit claim unto the said Grantee, all the right, title, interest, claim or demand which the Grantor may have in and to the land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

**GRANTOR AND GRANTEE** acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and The Minor Firm shall have no liability for the status of title to the property or for the accuracy of such information.

**IN WITNESS WHEREOF**, this deed has been duly executed and sealed by Grantor the day and year first above written.

_____(Seal)
**Joseph Veys**

_____(Seal)
**Emma Veys**

**Georgia, Whitfield County**

Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, Joseph Veys and Emma Veys, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal of office this 17 day of July, 2025.

_____
**Notary Public**

[Notarial Seal]

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, for this transfer is zero dollars ($0), and that the transfer herein is exempt from recordation tax because the transfer is a domestic settlement and adjustment of property rights between divorcing parties in accordance with T.C.A. § 67-4-409(a)(1)(C)(v).

Sworn to and subscribed before me
this 17 day of July, 2025.

_____(Seal)
**Joseph Veys**

_____
Notary Public

_____(Seal)
**Emma Veys**

[Notarial Seal]

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# EXHIBIT "A"

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 970 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Grantor by Warranty deed from Adam Blauvelt and Frances Blauvelt of record in Instrument No. 20220223-0020623 Register's Office for Davidson County, Tennessee, dated February 4, 2022 and recorded on February 23, 2022.

**Tennessee Certification of Electronic Document**

I, John T. Minor, V, 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 July 17, 2025 (date of document).

Affiant Signature

July 17, 2025
Date

State of Georgia County of

Whitfield

Sworn to and subscribed before me this 17th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2026

NOTARY'S SEAL

KAREN GREEN NOTARY PUBLIC CHATTOOGA COUNTY, GA

Notary Public, Chattooga County, GA
My Commission Expires June 15, 2026