Karen Johnson Davidson County
Batch# 1310253 DEEDQC
08/14/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250814-0064938

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 110394TN

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that the Grantor(s) **KIMBERLY A. MAJOR** and **DONALD L. MAJOR**, wife and husband, who erroneously acquired title as KIMBERLY L. MAJOR and DAVID L. MAJOR, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **KIMBERLY A. MAJOR** and **DONALD L. MAJOR**, wife and husband, as tenants by the entireties, whose address is 3216 Brookmont Circle, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 563, AS SHOWN ON THE MAP ENTITLED PLAN OF SECTION ONE-A, KENSINGTON OF PRIEST LAKE, OF RECORD IN PLAT BOOK 5200, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 150 04 0 022.00



PCL110394TNDQTC01010103

Street address of property: 3216 Brookmont Circle, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20151020-0106503 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Kimberly A. Major and Donald L. Major, 3216 Brookmont Circle, Antioch, TN 37013

Signed this 8 day of August, 2025

Signature(s) of Grantor(s):

Kimberly A. Major
**Kimberly A. Major**

Donald L. Major
**Donald L. Major**

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 8th day of ~~August~~ August, LLP, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Kimberly A. Major** and **Donald L. Major**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her(their) free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Loretta L. Peters
Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



PCL110394TNDQTC01010203

## OATH OF CONSIDERATION

We, Kimberly A. Major and Donald L. Major, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 8 day of August, 2025

Signatures of Affiant(s):

Kimberly A. Major
Kimberly A. Major

Donald L Major
Donald L. Major

Sworn and subscribed before me this 8th day of August, 2025.

Loretta L. Peters
Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



PCL110394TNDQTC01010303

**Tennessee Certification of Electronic Document**

I, Kimberlee Hotzelt, 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 8/8/25 (date of document).

Affiant Signature

8/14/25
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 14 day of August, 2025.

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL