Karen Johnson Davidson County
Batch# 1329844 DEEDQC
10/03/2025 09:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251003-0078886

QUITCLAIM DEED

MAIL RECORDED DEED TO:

NICOLE GRAFER
VETERAN EXPRESS TITLE LLC DBA
AMERICA'S TITLE COMPANY
8160 MAPLE LAWN BOULEVARD
SUITE 140
FULTON, MD 20759

OWNER (SEND TAX BILLS TO):

MARCUS B. JORDON, SR.
JANICE M. JORDON
105 CEDARWOOD LANE
MADISON, TN 37115
5138456

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARCUS B. JORDON, SR., a married man, who acquired title as an unmarried man, joined by his spouse, JANICE M. JORDON (herein, "Grantor"), whose address is 105 Cedarwood Lane, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to MARCUS B. JORDON, SR. and JANICE M. JORDON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 105 Cedarwood Lane, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 105 Cedarwood Lane, Madison, TN 37115

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 24 day of Sept, 2025

PIN NO: 043020A105.00CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

MARCUS B. JORDON, SR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MARCUS B. JORDON, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of Sept, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

GRANTOR:

JANICE M. JORDON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JANICE M. JORDON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is **$10.00**.

Grantee:

Grantee signature: _____
MARCUS B. JORDON, SR.

Subscribed and sworn to under oath before me, this 24th day of September, 2025 by MARCUS B. JORDON, SR.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 9, 2026

[Affix Notary Seal]

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Grantee:

Grantee signature: _____
JANICE M. JORDON

Subscribed and sworn to under oath before me, this 24th day of September, 2025 by JANICE M. JORDON.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 9, 2026

[Affix Notary Seal]

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9 2026

EXHIBIT A

[Legal Description]

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING FURTHER DESCRIBED AS FOLLOWS:

UNIT NO. D-105 (ERRONEOUSLY REFERRED TO AS LOT NO.105 IN PRIOR DOCUMENTS) ON THE PLAN OF CEDARWOOD COURTYARD HOMES AS OF RECORD IN BOOK 5200, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20191209-0126520 on December 9, 2019.

PIN NO: 043020A105.00CO

STREET ADDRESS:

105 Cedarwood Lane, Madison, TN 37115

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jesse Pennick, 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 09/24/2025 (date of document).

Affiant Signature

09/24/2025
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 24 day of SEPT, 2025.

Kristi M. Shoenberger
Notary's Signature

MY COMMISSION EXPIRES: 3/3/27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Kristi M. Shoenberger, Notary Public
Allegheny County
My commission expires March 3, 2027
Commission number 1186102
Member, Pennsylvania Association of Notaries