

Prepared by James E. Thompson, Attorney  
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Crossville, Tennessee 38557  
(931) 484-4533

**It is the responsibility of the Grantee of this instrument to immediately record it. Failure to record this instrument could adversely affect the validity of your title.**

**QUITCLAIM DEED**

This instrument made and entered into on this the 8<sup>th</sup> day of September, 2021, by and between **Timothy R. Wyatt, a single man**, party of the first part; and **Keith Letson and wife, Jessica Letson**, party of the second part.

**WITNESSETH**

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all his right, title, and interest in and to the following described real estate; to-wit:

**Map 026-012.01 and 012.02 - Portion**

In the First Civil District of Rhea County, Tennessee, bounded and described as follows:

Being Lot No. 3 of the Tim Wyatt Estates, the plat of which appears in Plat Book 5, Page 169, Register's Office, Rhea County, Tennessee.

Being a portion of the same property conveyed to Timothy R. Wyatt, a single man, by virtue of a deed dated November 3<sup>rd</sup>, 2020, of record in Book 488, Page 108, Register's Office, Rhea County, Tennessee.

Preparer of this instrument makes no representation to the validity of the title contained herein.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

In Testimony whereof, the party of the first part has hereunto set his signature, this the day and date first above written.

Timothy R. Wyatt  
Timothy R. Wyatt

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Timothy R. Wyatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 8th day of September, 2021.

Savanna Donathan  
Notary Public

My Commission Expires: 12/18/2024



STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$0.00, which amount is equal to or greater than the amount which property transferrer would command at a fair and voluntary sale.

Amount tax paid \$ \_\_\_\_\_.

Jessica Letson  
Affiant

Subscribed and sworn to before me this the 9th day of September, 2021.

\_\_\_\_\_  
Notary Public

My Commission Expires: 12/18/2024  
Terese Hulgan  
Register

SEND TAX STATEMENT TO:  
NEW PROPERTY OWNER:

**Keith Letson and wife, Jessica Letson**  
136 W Creek Dr  
Crossville, TN 38572



BK/PG: 497/227-228	
21009660	
2 PGS:AL-QUIT CLAIM DEED	
TERESA BATCH: 73892 09/09/2021 - 12:30 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00
STATE OF TENNESSEE, RHEA COUNTY	
TERESA HULGAN	
REGISTER OF DEEDS	