Davidson County DEEDQC
Recvd: 07/11/17 11:44 3 pgs
Fees:17.00 Taxes:0.00
20170711-0069656

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0- .

Lillian Sayne.
Affiant

Subscribed and sworn to before me this 6 day of July 2017.

Notary Public

My Commission Expires:

8. 21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

ADDRESS NEW OWNER

Lillian Sayne
735 Tulip Grove Road #331
Hermitage, TN 37076

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 075-12-0F
PARCEL 040.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, Adam Sayne, hereby quitclaim and convey to Lillian Sayne, her successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Lot No. 40 aka Unit 331, Tulip Cove Townhomes, as shown on the plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc., of record as Instrument No. 20050525-0059119 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Adam Sayne and Lillian Sayne, husband and wife, by Special Warranty Deed from Marquis Homes, LLC, a limited liability company, of record as Instrument No. 20080219-0015845 in the Register's

Office for Davidson County, Tennessee; the said Adam Sayne and Lillian Sayne having since divorced.

This is improved property known as 735 Tulip Grove Road #331, Hermitage, Tennessee 37076.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 6 day of July, 2017.

Adam Sayne

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Sayne, the bargainor, 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 this 6 day of July, 2017.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard

Notary

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal