Karen Johnson Davidson County
Batch# 194372 DEEDQC
02/12/2019 11:46:53 AM 3 pgs
Fees: $18.00 Taxes: $111.00
20190212-0013119

Prepared By

Kelley Sallas
3107 Woodymore Dr
Antioch, Tennessee
37013

After Recording Return To

David Crawford
3107 Woodymore Dr
Antioch, Tennessee
37013

New Owner + Tax Bill Info:
David Crawford
131 Country Wood Circle
Nashville, TN 37214

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Thousand Dollars ($30,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Kelley Sallas,* a single individual, residing at 3107 Woodymore Dr, Antioch, Tennessee, 37013.
* formerly known as Kelley Leigh Thompson

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to David Crawford, a single individual, residing at 3107 Woodymore, Antioch, Tennessee, 37013 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

3107 WOODYMORE DR, ANTIOCH, TN 37013; LOT 31-B WOODYMORE HEIGHTS SECT 2 ZLD

KS

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature Kelley L Sallas Date January 7th 2019
Print Name: Kelley Sallas formerly known as Kelley Leigh Thompson
Address: 3107 Woodymore Dr, Antioch, Tennessee, 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 30,000
Affiant
Subscribed and sworn before me this the
12 Day of Feb., 2019.
Deputy Register

State of Florida)

County of Monroe)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelley Leigh Sallas whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7 day of January, 2019.

(SEAL)
Notary Public Virginia Pennell

My Commission Expires: _____

Produced TN Driver License.

VIRGINIA PENNELL MY COMMISSION EXPIRES April 8, 2019 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA PUBLIC STATE OF FLORIDA

Exhibit A

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150104523 DEEDQC
Recvd: 12/10/15 13:57 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20151210-0124467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2015

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelley Leigh Thompson & David Scott Crawford	New Owner	
(NAME)	(NAME)	150-06-0-271.00
3107 Woodymore Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **KELLEY LEIGH THOMPSON**, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **KELLEY LEIGH THOMPSON, AN UNMARRIED WOMAN, AND DAVID SCOTT CRAWFORD, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee being Lot No. 31B-Zone Lot Division of Lot 31 on the Plan of Woodymore Heights, Section 2 of record in Plat Book 8250, Page 630, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marshall Sallas and Kelley L. Sallas, husband and wife, by Warranty Deed from Paul F. Raney, a single man, of record in Instrument No. 20121126-0108490, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kelley Leigh Thompson (formerly Kelley L. Sallas) by Quitclaim Deed from Marshall Sallas, of record in Instrument No. 20140729-0067442, in the Register's Office for Davidson County, Tennessee and pursuant to Decree of record in Case No. 14D-996, in the Fourth Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as 3107 Woodymore Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)