AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190031163LD

Karen Johnson Davidson County
Batch# 262099 DEEDQC
07/25/2019 09:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190725-0073019

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 141 06 0C 018.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of July, 2019, by and between **Ryan G. Williams, an unmarried man and Kelley Leann Kemp, F/K/A Kelley Kemp Williams, an unmarried woman, who acquired title as husband and wife**, a mailing address of 3617 Crossbrook Dr, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Kelley Leann Kemp, an unmarried woman**, a mailing address of 3617 Crossbrook Dr, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3617 Crossbrook Dr, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20140805-0070200, recorded on 08/05/2014 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ryan G. Williams

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Ryan G. Williams**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 18 day of July, 2019.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kelley Leann Kemp

F/K/A Kelley Kemp Williams

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Kelley Leann Kemp, F/K/A Kelley Kemp Williams**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 18 day of July, 2019.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - **Kelley Leann Kemp**

STATE OF TN.
COUNTY OF Davidson

Sworn to before me this 18 day of July, 2019.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

Kelley Leann Kemp
3617 Crossbrook Dr
Nashville, TN 37221

Name and address of property owner:

Kelley Leann Kemp
3617 Crossbrook Dr
Nashville, TN 37221

LEGAL DESCRIPTION

The following described property:

Being Lot No. 46 on the Plan of Riverbridge Community, Phase 1A of record in Instrument No. 20030213-0019997, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Ryan G. Williams and Kelley Kemp Williams from Robert Daniel Tunks and Nicole Michele Tunks, by virtue of a deed dated 8/4/2014, recorded 8/5/2014, as Instrument No. 20140805-0070200 County of Davidson, State of Tennessee.

Parcel/APN/Tax ID: 141 06 0C 018.00

True Copy Certification

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

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022