Karen Johnson Davidson County
Batch# 263460 DEEDQC
07/29/2019 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190729-0074326

Prepared By:

~~Blakey D. Propst~~
Blakey D. Propst
1176 Fitzpatrick Dr.
Nashville, TN 37214
319-1830

State of Tennessee
County of Sumner

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 27 day of July, 2019.

Notary

Commission Expires: 1-13-20

QUITCLAIM DEED

OWNER/ADDRESS	SEND TAX BILLS TO:	MAP & PARCEL
Blakey D. Propst		
1176 Fitzpatrick Drive		
Nashville, TN 37214	**NEW OWNER**	**108040A11000CO**

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Kari Lauren Hyndman, unmarried,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL HER RIGHT, TITLE AND INTEREST UNTO, **Blakey D. Propst, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 57, Section IVA Phase II, Villages of Larchwood Subdivision, as shown on Plat of record in Instrument No. 20000928-0096098, 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 Blakey D. Propst, unmarried and Kari Lauren Hyndman, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated June 21, 2013, and recorded June 25, 2013, of record in Instrument No. 20130625-0065351, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 1176 Fitzpatrick Drive, Nashville, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of Jul 2019.

Kari Lauren Hyndman

Kari Lauren Hyndman

State of TN
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kari Lauren Hyndman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville (city), TN (state), this 28 day of Jul, 2019.

My commission expires: 1-13-20

Notary

CHRIS MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)