QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 269828 DEEDQC
08/12/2019 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190812-0080038

STATE OF TENNESSEE
COUNTY OF WILSON

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 August, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/31/21

(AFFIX SEAL)

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dwight Glenn Lay	SAME AS NEW OWNER	075080A014.00
(NAME) 113 Brooke Castle Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janeese Combs,** hereinafter called the Grantor(s), has quitclaimed unto **Dwight Glenn Lay**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 113 in Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, Page 905 (re-recorded in Book 6727, Page 762, as amended in Book 6250, Page 691, as corrected in Book 6919, Page 571, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Janeese Combs and Dwight Glenn Lay, tenants in common by deed from Zahra Kelly, an unmarried woman of record in Instrument No. 20160120-005986 said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 113 Brooke Castle Drive, Hermitage, TN 37076.

Witness my hand this 7th day of August, 2019.

Janeese Combs

STATE OF TN
COUNTY OF WILSON

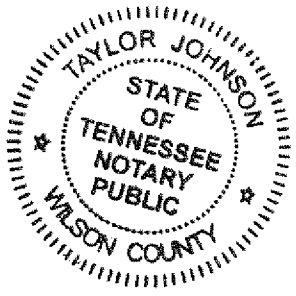
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janeese Combs** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes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

Witness my hand and official seal, this the 7th day of August, 2019.

Notary Public

My Commission Expires: 3/31/21

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22



(SEAL)