QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 291424 DEEDQC
09/25/2019 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190925-0097674

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 24th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JESSICA SPARNELL
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
Jodi Urness	SAME AS NEW OWNER	054-13-0B-006.00 CO
(NAME) 817 Azura Landing	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(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, **Kathleen Madigan, an unmarried woman,** hereinafter called the Grantor(s), has quitclaimed unto **Jodi Urness, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled River Oaks, Major Subdivision, of record in Plat Instrument No. 20141007-0092682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Kathleen Madigan, an unmarried woman, by deed from Parlay, LLC, of record in Instrument No. 20170403-0032012, dated March 29, 2017, 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 **improved** property known as 821 Azura Landing, Old Hickory, TN 37138.

Witness my hand this 24th day of September, 2019.

Kathleen Madigan

Kathleen Madigan

STATE OF TN
COUNTY OF Wilson

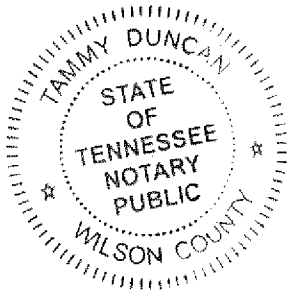
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen Madigan** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the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

Witness my hand and official seal, this the 24th day of September, 2019.

Tammy Duncan
Notary Public

My Commission Expires: 4/22/23

(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

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)