Name and Address of New Owner:
Caitlin Adams
2924 Sinbad Dr.
Nashville, TN 37214
Send Tax Bills To:
Caitlin Adams
2924 Sinbad Dr.
Nashville, TN 37214
This Instrument Prepared By:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 316633 DEEDQC
11/18/2019 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191118-0118431

Map & Parcel No: 096 06 0 204.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeremy Brennan Rice,** "the Grantor," conveys and quitclaims unto **Caitlin Adams,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Lot 18, Cloverhill, Section No. II, as shown on plat of record in Plat Book 2133, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Caitlin O'Malley Rice and Jeremy Brennan Rice, wife and husband, by Warranty Deed from Kyle Jarrett and Brittney Jarrett, husband and wife, of record in Instrument No. 20170829-0088825, in the Register's Office of Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017. Caitlin O'Malley Rice and Jeremy Brennan Rice were divorced by Final Decree of the Fourth Circuit Court of Davidson County, Tennessee at Nashville, Docket No. 18D-1309. Caitlin O'Malley Rice is now known as Caitlin Adams.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 15th day of November, 2019.

Jeremy Brennan Rice

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

WITNESS my hand and official seal this 15th day of November, 2019.

Notary Public
My commission expires: 5/21/23

MICAH R JENT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$00.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of November, 2019.

Notary Public
My commission expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File # 3-19-5629

201911180118431

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM