QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 336904 DEEDQC
12/31/2019 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191231-0135134

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 27 day of Dec, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-12-23
(AFFIX SEAL)

MORGAN O'NEILL 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
Jeffery C. Sulcer and Karen Sulcer	SAME AS NEW OWNER	096020026.00
(NAME) 112 Donelsonwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(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 **Jeffery C. Sulcer, a married man,** hereinafter called the Grantor(s), has quitclaimed **Jeffery C. Sulcer and wife, Karen Sulcer**, 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) 4 , as shown on the map entitled the Plan of Donelsonwood, of record in Plat Book 2083, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFERY C. SULCER AND WIFE, LORI L. SULCER, by deed from COLLETTE CARROLL, A SINGLE WOMAN, of record in Instrument No. 20141126-010913 , dated November 24, 2014 , said Register's Office. Being further conveyed to JEFFERY C. SULCER, AN UNMARRIED MAN, by quitclaim deed from LORI L. SULCER MCARTHUR, AN UNMARRIED WOMAN, of record in Instrument No. 20151218-0127341, dated December 11, 2015, 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 112 Donelsonwood Drive, Nashville, TN 37214.

Witness my hand this 19 day of Dec, 2019.

Jeffery C. Sulcer

Jeffery C. Sulcer

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffery C. Sulcer** 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 19 day of Dec, 2019.

Notary Public

My Commission Expires: 4-13-22

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

