Karen Johnson Davidson County
Batch# 406920 DEEDQC
05/28/2020 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200528-0054838

PREPARED BY:
SIDWELL & BARRETT
121 First Avenue S., Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Kim Abate
AFFIANT

Subscribed and sworn to before me
this 2nd **day of** MAY **, 2020.**

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 7/9/22

ADDRESS OF NEW OWNER:
Tamitha R. Sparkman
7294 Autumn Crossing Way
Brentwood, TN. 37027

SEND TAX BILLS TO:
new owner

Map/Parcel:
181100B02300CO

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, **Kristen Lynn Sykes**, Grantor, hereby conveys all of her undivided right, title and interest to the hereinafter described property to **Tamitha R. Sparkman**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 40 on the Plat of Centex at Concord, Phase I, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tamitha Renee Latham and Kristen Lynn Sykes, the only heirs at law of Decedent, in equal shares as tenants in common by Deed from Centex Homes, a Nevada general partnership, dated 03/29/2006, and Recorded 04/04/2006 of record in Instrument 200604040038551, Register's Office for Davidson County, Tennessee.

The said Connie Faye Bargatze died testate on December 4, 2018, devising subject property to Tamitha Renee Latham and Kristen Lynn Sykes, as evidenced by the Affidavit of Heirship of record in Instrument #20190125-0007592, Registers office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 2nd day of MAY, 2020.

Kristen Lynn Sykes
Kristen Lynn Sykes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kristen Lynn Sykes, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public

My Commission Expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

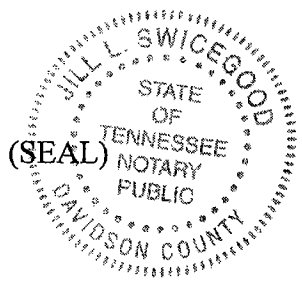
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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