Karen Johnson Davidson County
Batch# 412440 DEEDQC
06/09/2020 02:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200609-0059135

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Kristi Sweeney & James Sweeney III	(NAME) SAME AS NEW OWNER	72-63-B-1
(STREET ADDRESS) 1013 Shoreside Drive	(STREET ADDRESS)	
Hendersonville, TN 37075	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James S. Sweeney, III**, does hereby quitclaim and convey all of his interest in the subject property unto, **Kristi Sweeney and James Sweeney, III, wife and husband,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Unit A on the Final Plat of Homes at 1069 Zophi Street, of record in ~~Instrument Nos. 20160427-0041199 & 20180726-0073155 & amended in 20160427-0041199~~, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Sweeney, III by Deed dated July 7, 2015 from Russell R. Hiett and Jack S. Quinn, recorded July 9, 2015, in Instrument Number 20150709-0066693, Register's Office o f Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 29th day of May, 2020.

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

MICHAEL T. MAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 29th day of May, 2020.

James S. Sweeney, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared James S. Sweeney, III, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Gallatin, TN this 29th day of May, 2020.

My commission expires: 3/21/22

Notary Public

MICHAEL T. MAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* Instrument No 20160411003467 and amended in Instrument # 201604270041199 and Instrument # 20180726007315 5

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY