Karen Johnson Davidson County
Batch# 417346 DEEDQC
06/17/2020 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0062976

NEW OWNER:

Jessica Sebree
3125 Cedar Cottage Dr
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 097020A51300CO

This instrument was prepared solely from information provided by the parties.

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 of which is hereby acknowledged, **Cleveland H. Sebree and Loriene Sebree, husband and wife,** do convey unto the **Jessica Sebree,** her heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 513 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cleveland H. Sebree and Loriene Sebree, husband and wife, from Beazer Homes Corp., a Tennessee Corporation, by Deed of record in Instrument No. 20160725-0076218, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3125 Cedar Cottage Drive, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 15th day of May, 2020.

Cleveland H. Sebree
CLEVELAND H. SEBREE

Lorlene Sebree
LORIENE SEBREE

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Madison

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CLEVELAND H. SEBREE AND LORIENE SEBREE, husband and wife,** 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 at office, this 15th day of May, 2020.

Jace Cook
Notary Public

My commission expires: 01/16/2022

JACE COOK
Official Seal
Notary Public – State of Illinois
My Commission Expires Jan 16, 2022

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 15 day of May, 2020.

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY