This Instrument Prepared By:
Title Specialists, Inc.
8870 Cedar Springs Lane, Ste. 208
Knoxville, TN 37923

Karen Johnson Davidson County
Batch# 426405 DEEDQC
06/25/2020 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200625-0069012

File: 14135

QUIT CLAIM DEED

THIS INDENTURE made this 27th day of April 2020, between **Bethann Quigley,** of Sumner County, State of Tennessee, First Party, and, **Matthew G. Underwood, unmarried,** of Davidson County, State of Tennessee, Second Party;

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR AND NO/100 Dollars ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged,

Does hereby-**QUIT CLAIM all his, her, their, right, title and interest** unto the said party of the Second Party in the following described premises, to wit:

PROPERTY ADDRESS: 628 Belgium Drive, Hermitage, Tennessee, 37076

Tax Identification/Parcel Number: 075120032.00

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot Number 356 on the Plan of Highland of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Matthew G. Underwood, a married man, from Jose A. Orozco and Alina R. Orozco, married, by Warranty Deed dated September 20, 2006 and recorded in Instrument Number 20060921-0117256, in the Register's Office for Davidson County, Tennessee.

THIS QUITCLAIM DEED IS MADE TO CONVEY ANY AND ALL MARITAL INTEREST HELD BY BETHANN QUIGLEY IN THE ABOVE DESCRIBED PROPERTY PURSUANT TO THE FINAL DECREE OF DIVORCE ISSUED BY THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE AT GALLATIN, DOCKET NO. 2013-CV-391, DATED JUNE 22, 2015.

PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THE DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO RESPRESENTATION WHATSOEVER OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Owner(s):

Matthew G. Underwood

628 Belgium Drive

Hermitage, Tennessee, 37076

Responsible Taxpayer(s):

Same as owner

IN WITNESS WHEREOF, The said parties of the First Part have hereunto set hand and seal this day and year first above written,

Bethann Quigley

STATE OF TENNESSEE
COUNTY OF Sumner

On this 27 day of April, 2020, before me personally appeared before me, the undersigned authority, **Bethann Quigley**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Laura Gonzalez

Notary Public

My Commission Expires: 02-26-2024

LAURA GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires February 26, 2024

STATE OF TENNESSEE
COUNTY OF KNOX

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$-0-~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27 day of April, 2020.

NANCY COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public

My Commission Expires: 8/02/2020

True Copy Certification

I, Amanda Savoy, 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 _____

Personally appeared before me, Samantha J. Chamblee, a notary public for this county and state, Amanda Savoy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 03-31-2021

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY