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

Karen Johnson Davidson County
Batch# 427342 DEEDQC
06/26/2020 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200626-0069695

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Tracey Seals	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 1222 Berwick Trail	(STREET ADDRESS)	052 16 0 068.00
(CITY) (STATE) (ZIP) Madison, TN 37115	(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, **Tracey Seals, Terry Seals and Joey Seals, heirs at law for Montye C. Seals** Grantor, does hereby quitclaim and convey unto **Tracey Seals, unmarried** 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:

Lot No. 58-B on the Revised Re-Subdivision of Lot 58 on the Plan of Marlin Meadows, Section 4, of record in Book 2330, Page 113, Register's Office for said County.

Being the same property conveyed to B. J. Seals and wife, Montye C. Seals, by Installment Deed of record in Book 3281, Page 229 and 230, Register's Office for Davidson County, Tennessee. The said B. J. Seals having since died on May 13, 2018, vesting sole ownership to Montye C. Seals. The said Montye C. Seals having since died on October 3, 2019, vesting property in her heirs at law being Tracey Seals, Terry Seals and Joey Seals. See Affidavit of Heirship of record in Instrument No. __202006260069694_____.

This is improved property known as: 1222 Berwick Trail, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 24th day of June, 2020.

Affiant

My commission expires: 6/22/2021
(Affix Seal)

Notary Public

Witness my hand this 24th day of June, 2020.

Terry Seals

Joey Seals

Tracey Seals

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

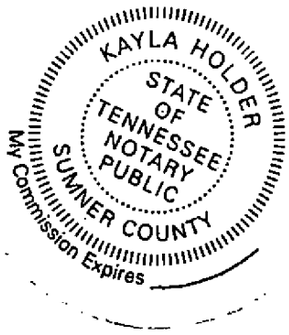
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2020, before me personally appeared Terry Seals, 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/her/free act and deed.

Witness my hand and official seal this 24th day of June, 2020.

Kayla Holder
Notary Public

My Commission Expires: 6/22/2021



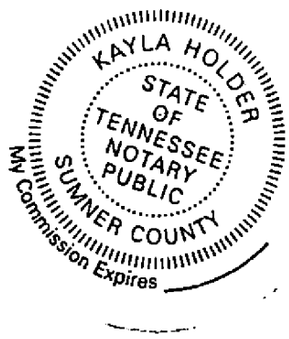
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2020, before me personally appeared Joey Seals, 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/her/free act and deed.

Witness my hand and official seal this 24th day of June, 2020.

Kayla Holder
Notary Public

My Commission Expires: 6/22/2021



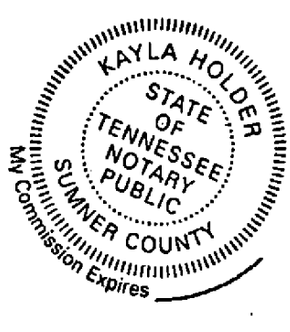
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2020, before me personally appeared Tracey Seals, 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/her/free act and deed.

Witness my hand and official seal this 24th day of June, 2020.

Kayla Holder
Notary Public

My Commission Expires: 6/22/2021



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