QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 449451 DEEDQC
08/04/2020 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200804-0086035

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2020.

Notary Public
MY COMMISSION EXPIRES: 4/3/21
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Haden	SAME AS NEW OWNER	06412000400
(NAME) 304 Sword Lane	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brian Haden,** hereinafter called the Grantor(s), has quitclaimed **Jennifer Haden**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 274-B on the Plan of Sherwood Forest Subdivision, Section 4, as of record in Book 5200, Page 587, Register's Office for Davidson County, to which plan reference is here made for a more complete and detailed description of said lot.

Being the same property conveyed to Brian Haden and Jennifer L. Haden, husband and wife, by Warranty Deed from Pamela H. Preston and Christopher Preston, wife and husband, dated June 19, 2020 and recorded June 23, 2020, in Instrument No. 20200623-0067206, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved and unimproved property known as 4754 Cascade Drive, Old Hickory, TN 37138.

Witness my hand this 3rd day of August, 2020.

Brian Haden

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Haden** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2020.

Notary Public

My Commission Expires: 4-13-22

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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