Karen Johnson Davidson County
Batch# 455145 DEEDQC
08/12/2020 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089825

This Instrument Prepared by:
Solomon Parks Title & Escrow
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027
FILE # 18-001036-524

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

J CARLA HARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 27th day July, 2020.

Notary Public

Address New Owners as Follows:
Codi Kent
5001 Chadfield Way
Nashville, TN 37013

Send Tax Bills To:
New Owners

Map-Parcel No.
149-13-0-102.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kyle Kent** (herein "Grantor") does hereby quitclaim, transfer and convey all his right, title and interest which he may have in the hereinafter described property to **Codi Kent** (herein "Grantee"), their heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section One, Chadfield of record in Plat Book 7900, Page 836, in the 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 Codi and Kyle Kent by Warranty Deed from Triple S & A, LLC. of record in Instrument No. 20180406-0032310 Register's Office for Davidson County, Tennessee, dated April 2, 2018 and recorded on April 6, 2018.

Property known as: **5001 Chadfield Way, Nashville, TN 37013**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Williamson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 27th day of July, 2020.

Kyle Kent

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of July, 2020, before me personally appeared **Kyle Kent** 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.

Notary Public

My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)