Karen Johnson Davidson County
Batch# 466276 DEEDWARR
08/28/2020 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20200828-0097903

WARRANTY DEED 2020-1867	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of August, 2020. (Affix Seal) Notary Public My Commission Expires:

KELSEY L. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tamara McLean and Mark McLean 621 Westcott Lane Nolensville, TN 37135	NEW OWNER	186.04-0A-402.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kevin Quinlan and wife, Stephanie Quinlan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tamara McLean and Mark McLean, a married couple**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 402. on the Final Plat of Burkitt Place, Phase K, Section 1, as of record in Instrument No. 20131002- 0103400, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Quinlan, an unmarried man from Celebration Homes, LLC, a Tennessee limited liability company by Warranty Deed dated June 13, 2014 and recorded June 17, 2014 in Instrument #20140617-0052767, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 621 Westcott Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of August, 2020.

Kevin Quinlan

Stephanie Quinlan by ~~Mark~~ Kevin Quinlan, her attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Kevin Quinlan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of August, 2020.

~~Notary Public~~
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of August 2020, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Kevin Quinlan, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Stephanie Quinlan, and as such Attorney in Fact for Stephanie Quinlan she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney Stephanie Quinlan, and is authorized by Stephanie Quinlan to execute this instrument on behalf of Stephanie Quinlan.

Witness my hand and official seal on this 27th day of August, 2020.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

