Karen Johnson Davidson County
Batch# 478130 DEEDQC
09/17/2020 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200917-0106846

Quitclaim Deed

2020-1892

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 17th day of September, 2020

Notary Public
My Commission Expires: 6-24-2023

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#
Charles D. Lovell, Jr. and Suzanne Lovell 1903 Shaylin Loop Antioch, TN 37013	NEW OWNER	173.05-0A-277.00 CO

KNOW ALL MEN BY THESE PRESENTS that **Samuel Kyle Lovell, unmarried**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto, **Charles D. Lovell, Jr. and Suzanne Lovell, husband and wife** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

BEING ALL OF LOT NO. 277 (TWO HUNDRED SEVENTY SEVEN) ON THE PLAN OF BARNES CROSSING, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20050721-0084791, AND AMENDED OF RECORD IN INSTRUMENT NUMBER 20051114-0136938, OF SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to SAMUEL KYLE LOVELL, UNMARRIED, CHARLES D. LOVELL, JR. AND SUZANNE LOVELL, HUSBAND AND WIFE from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, by Warranty Deed dated OCTOBER 19, 2006 and recorded OCTOBER 24, 2006 AS INSTRUMENT NO. 20061024-0131534, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property known as 1903 Shaylin Loop, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 17th day of September, 2020.

Samuel Kyle Lovell

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Samuel Kyle Lovell, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 17th day of September, 2020.

Notary Public
My Commission Expires: 10-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, April G. Nichols, 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 Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson