Karen Johnson Davidson County
Batch# 483776 DEEDQC
09/25/2020 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200925-0110727

This Instrument Prepared By:
Title Specialists, Inc.
8870 Cedar Springs Lane, Ste. 208
Knoxville, TN 37923
File: 14301

QUIT CLAIM DEED

THIS INDENTURE made this 23rd day of September, 2020, between **Pamela Reynolds, an unmarried woman,** of Davidson County, State of Tennessee, First Party, and, **Amanda Muckelroy, a married woman, and Karen Michelle Richter, a married woman, as Joint Tenants with rights of survivorship,** of Davidson County, State of Tennessee, Second Party;

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR AND NO/100 Dollars ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged,

Does hereby-**QUIT CLAIM all his, her, their, right, title and interest** unto the said party of the Second Party in the following described premises, to wit:

PROPERTY ADDRESS: 705 Laurel Hill Drive, Old Hickory, Tennessee, 37138

Tax Identification/Parcel Number: 064-13-0B-079.00

LEGAL DESCRIPTION:

A certain tract or parcel of land in Davidson County, State of Tennessee, further described as follows, to wit:

BEING all of Unit No. 705, of Laurel Hill Courtyard Homes (Formerly The Village at Southfork, Phase 1), a Horizontal Property Regime, of record in Plat Book 6900, Page 573, of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Karen Michelle Richter, a married woman, and Amanda Muckelroy, a married woman, to create a Tenancy by the entirety, by Quit Claim Deed from Pamela Reynolds, an unmarried woman, of record in Instrument No. 20170823-0086645, dated 08-02-2017, in the Register's Office for Davidson County, Tennessee.

PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THE DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO RESPRESENTATION WHATSOEVER OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Owner(s):

Amanda Muckelroy

Karen Michelle Richter

705 Laurel Hill Drive

Old Hickory, Tennessee, 37138

Responsible Taxpayer(s):

same as owners

IN WITNESS WHEREOF, The said parties of the First Part have hereunto set hand and seal this day and year first above written,

Pamela Reynolds

SIGN HERE

Pamela Reynolds

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of September, 2020, before me personally appeared before me, the undersigned authority, **Pamela Reynolds**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Jacqueline G Brown

Notary Public

SIGN HERE

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22

STATE OF TENNESSEE
COUNTY OF Davidson

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Seevers

Affiant

Subscribed and sworn to before me this the 23rd day of September, 2020.

Jacqueline G Brown

Notary Public

SIGN HERE

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22

True Copy Certification

I, Amanda Savoy, 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 Knox

Personally appeared before me, Samantha J. Chamblee, a notary public for this county and state, Amanda Savoy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 03-31-2021

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY