Karen Johnson Davidson County
Batch# 500341 DEEDQC
10/22/2020 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0122950

**THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.**

**PREPARED BY & RETURN TO:**

**1ST QUALITY TITLE, LLC**
**987 Vesta Road**
**Lebanon, TN 37090**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Phillip D. Bodiford, a Married Man,** does this day bargain, sell, release, remise, quitclaim and convey unto **Kyle Kennedy and Lieren Kennedy, Husband and Wife,** all right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land Located in the 2nd Civil District of Davidson County, Tennessee, Within the 12th Councilmanic District and being Known and designated as all of Lot No. 97 on the Plan of Section Three, Tulip Grove Pointe, as shown on the plat of the same,of record in Instrument No. 20140328-0025675, 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 Kyle Kennedy, a Single Man, and Lieren Bodiford, a Single Woman, and Phillip D. Bodiford, a Married Man, as tenants in common with right of survivorship by Warranty deed from Wright Farms, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20161021-011249 Register's Office for Davidson County, Tennessee, dated October 19, 2016 and recorded on October 21, 2016.

Lieren Bodiford having since married and is now known as Lieren Kennedy.
This is not the principal marital residence of the Grantor described herein.

Being also known as:**240 Windmill Trail, Hermitage, TN 37076.**

**In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 14th day of October, 2020.**

**Phillip D. Bodiford**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Phillip D. Bodiford with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.**

**Witness my hand this 14th day of October, 2020.**

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kelsey Pitman
**NOTARY PUBLIC**
**MY COMMISSION EXPIRES:** 09/21/2024

**AFFIDAVIT**

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

Lieren Kennedy
**Affiant**

**Subscribed and sworn to before me this 14th day of October 2020.**

Kelsey Pitman
**NOTARY PUBLIC**

**My Commission Expires:** 09/21/2024

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**Map & Parcel No.: 086-12-0A-097.00**

**Name and address of new owner:**
**Send tax bills to:**
**Kyle Kennedy**
**Lieren Kennedy**
**240 Windmill Trail**
**Hermitage, TN 37076**

# True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/21/2024

