Karen Johnson Davidson County
Batch# 526103 DEEDQC
12/08/2020 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201208-0142151

| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Angela Sullivan and Amber Hayes<br>108 Rivers Edge Court<br>Nashville, TN 37214 | New Owner | 085-12-0A-004.00 |

**THIS INSTRUMENT PREPARED BY:**

Momentum Title, LLC

1704 Charlotte Avenue, Suite 105

Nashville, Tennessee 37203

STATE OF TENNESSEE

COUNTY OF Williamson

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

Lauren Wilson

Affiant

Subscribed and sworn to before me, this the 30 day of Nov, 2020.

Notary Public

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

My Commission Expires: _____

(Affix Seal)

# 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 which is hereby acknowledged, the undersigned, **Angela Sullivan, a single person, and Gerrol Adkins, a married person, and June Adkins, a married person**, hereinafter referred to as the Grantors, has bargained and sold, and by these presents does transfer and quitclaim unto **Angela Sullivan, unmarried, and Amber Hayes, unmarried**, hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantors' interest in and to a certain tract or parcel of land in Maury County, Tennessee, described as follows:

Being Lot Number 6 on the Plan of River's Edge, Section II, Jackson Downs, Phase II, of record in Book 9700, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela Sullivan, a single person, and Gerrol Adkins, a married person, and June Adkins, a married person by Warranty Deed from Bronson W. Heflin and wife, Jennifer J. Heflin, of record in Instrument No. 20071115-0133865, Register's Office for Davidson County, Tennessee, dated November 5, 2007 and recorded on November 15, 2007.

This is improved property known as: **108 Rivers Edge Court, Nashville, TN 37214.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantors and Grantees. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

**IN WITNESS WHEREOF**, this instrument has been executed this the 27 day of November, 2020.

**GRANTORS:**

Gerrol Adkins

Gerrol Adkins

STATE OF Oklahoma
COUNTY OF Okfuskee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gerrol Adkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, this the 27 day of November, 2020.

Notary Public Kristen A Long

My Commission Expires: 8-12-23

KRISTEN A. LONG NOTARY # 15007449 EXP. 08/12/23 PUBLIC STATE OF OKLAHOMA

June Adkins

June Adkins

STATE OF Oklahoma
COUNTY OF Okfuskee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named June Adkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, this the 27 day of November, 2020.

Notary Public Kristen A Long

My Commission Expires: 8-12-23

KRISTEN A. LONG NOTARY # 15007449 EXP. 08/12/23 PUBLIC STATE OF OKLAHOMA

Angela Sullivan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angela Sullivan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, this the 30 day of November, 2020.

Notary Public John Jolly

My Commission Expires: 11/06/2023

JOSHUA JOLLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov. 6, 2023

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

