Karen Johnson Davidson County
Batch# 534709 DEEDQC
12/15/2020 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147838

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Lianne Mash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 Day of November, 2020

Julie S Russell
Notary Public

MY COMMISSION EXPIRES: 10/30/22
(AFFIX SEAL)

JULIE S RUSSELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Suite 2
Murfreesboro, TN. 37129
615-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kristopher Mash	New Owner	126-16-0A-252.00-CO
(NAME) 7048 Bridgeport Dr.		
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Lianne Dent n/k/a Lianne Dent Mash, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Kristopher Mash, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 396 on the Plan of Final Plat of Riverwalk, Phase 2A, Section 1 of record in Plat at Instrument No. 20031014-0151989, 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 Lianne Dent, an unmarried woman and Kristopher Mash, an unmarried man, Tenants in Common with Right of Survivorship by Warranty Deed from Timothy Ward and Jennifer Ward, husband and wife, of record in Instrument No. 20170314-0024979, Register's Office for Davidson County, Tennessee, dated March 6, 2017 and recorded on March 14, 2017.

The purpose of this deed is to abide by the Marital Dissolution Agreement and Divorce decree removing Lianne Dent Mash to convey any interest she may have in the property including marital.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **7048 Bridgeport Dr. Nashville, TN. 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 19 Day of November 2020

Lianne Dent-Mash

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared **Lianne Dent-Mash,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 Day of November 2020.

Commission expires:

10/30/22

Notary Public

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Suite 2
Murfreesboro, TN 37127
(615)203-3054

JULIE S RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY