| This Instrument Prepared By and Returned To: | This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is ZERO United States Dollars ($-0-). |
|---|---|
| Springdale Title, LLC<br>1914 Pinnacle Pointe Way<br>Knoxville, TN 37922 | Affiant |
| After Recording Return To The Above. | Sworn to and subscribed before me this 24th day of November, 2020. |
| | Notary Public |
| | My Commission Expires: 10/26/2021 |

Karen Johnson Davidson County
Batch# 534891 DEEDQC
12/15/2020 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0148067

JOSEPH L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# Quitclaim Deed

**THIS INDENTURE**, made this 24th day of November, 2020, among:

**SAVANNAH N. KEARNEY, UNMARRIED**

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

**AND**

**ETHAN J. KEARNEY, UNMARRIED**

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**")

## WITNESSETH:

**THAT,** the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in Davidson County, Tennessee, being all of Unit No. 37 , in Building 10, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Instrument No. 20061025-132473, and amended in Instrument No. 20061106-0137656, and further amended in Instrument No.E 20071105-0130490 Registers Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ethan J. Kearney and Savannah N. Kearney, husband and wife by Warranty deed from Janice H. Rade, widow of record in Instrument No. 20190703-0065249 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019. Being also known as 513 Griffin Circle 37 Hermitage, Tennessee 37076.

The grantor herein states that the above described property is not and has not even been used by them their spouses or dependents as a principal place of residence as set out in TCA 26-2-301.

**TOGETHER WITH** all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

**AND SUBJECT TO** all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

**THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

SAVANNAH N. KEARNEY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **SAVANNAH N. KEARNEY, UNMARRIED**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2020.

JOSEPH L. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 10/26/2021

**Owner Name & Property Address:**

Ethan J. Kearney, unmarried
513 Griffin Circle
Hermitage, TN 37076

**Responsible Party For Taxes:**

Same

**Tax ID:** 064-16-0E-037.00-CO

TRUE COPY CERTIFICATION

I ASHLEY RAMSEY, 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 here with and that this is a True and Correct copy of the original document executed and authenticated according to law.

STATE OF: TENNESSEE
COUNTY OF: KNOX

Personally appeared before me, LORI ANN CHRISTIAN, a Notary Public for this County and State, ASHLEY RAMSEY, who acknowledges that this certification of an Electronic Document is true and correct, and whose signature I have witnessed.

Lori Ann Christian, Notary Public
My Commission Expires: 04/04/2022

(SEAL)

