Karen Johnson Davidson County
Batch# 539962 DEEDQC
12/22/2020 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201222-0151944

Name and Address of New Owner:
SEND TAS BILLS TO:
Michelle Lynn Trombley
15307 Wyndchase Circle
Franklin, TN 37067

This Instrument Prepared By:
Tennessee Title Services
547 N. Mt. Juliet Rd., Ste 100
Mt. Juliet, TN 37122
MJ20-0873

Map & Parcel No: 097-08-0A-098.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle Lynn Trombley, an unmarried woman ,** "the Grantor," conveys and quitclaims unto **Michelle Lynn Trombley, an unmarried woman and Chanel Metzler, unmarried and Patrick Metzler, unmarried, as tenants in common with expressed rights of suvivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit S-2 on the Plan of Lake Chateau of record in Plat Book 6250, Page 607 through 610, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lake Chateau Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6639, Page 468, amended in Book 6691, page 308 and 314, Book 7025, page 380, Book 7367, page 272, Book 10322, page 682, Book 10753, page 271 and 275, Book 11012, page 495, Book 475, page 743, Book 5819, page 432 and in Instrument No. 20050815-0096130, said Register's Office.

Being the same property conveyed to Michelle Lynn Trombley, an unmarried woman, by Warranty Deed from Andrew Tyler Buell, a single man, and filed of record in Inst No. 202012220151942 , in the Register's Office for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 18th day of December, 2020.

_____ (SEAL)
Michelle Lynn Trombley

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said State and County, **Michelle Lynn Trombley** the within named bargainor, 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 and official seal this 18th day of December, 2020.

BRETT MONTGOMERY TENNESSEE NOTARY PUBLIC My Comm Exp. 7/30/2024 COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 7/30/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 18th day of December, 2020.

REBECCA LUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: _____

File # MJ20-0873

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021