THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 544126 DEEDQC
12/31/2020 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201231-0155339

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Sigler Laurel Sigler 1207B Sweetbriar Ave. Nashville, TN 37212	FirstBank 722 Columbia Ave. Franklin, TN 37064	118-01-1B-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kelly Sigler, Unmarried,** by these presents does hereby quitclaim and convey unto **James Sigler and Laurel Sigler, Husband and Wife,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, Unit B, of 1207 Sweetbriar Homeowners' Association, as established in Declaration of Covenants, Conditions and Restrictions for 1207 Sweetbriar, a Horizontal Property Regime with Private Elements of record at Instrument No. 20191216-0129725, in the Register's Office of Davidson, Tennessee with Mat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Houston and wife, Ada Houston by Warranty deed from T.W. Shotwell and wife, Aline Shotwell of record in Book 4368, page 328, Register's Office for Davidson County, Tennessee, dated September 24, 1969 and recorded on September 26, 1969. The said Thomas Houston died on September 28, 1989, leaving Ada Houston as the surviving tenant by the entirety. The said Ada Houston, aka Ada C. Houston died testate on November 1, 2001 and by her Last Will and Testament of record in Instrument No. 20020111-0005116, Register's Office of Davidson County, Tennessee, she devised subject property to Mattie Irene Bond. See also Affidavit of inheritance filed of record August 5, 2004 in Instrument No. 20040805-0094582, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James R. Sigler, Laurel Sigler, husband and wife, and Kelly Sigler, a single woman, as tenants in common with rights of survivorship by Warranty deed from Mattie Irene Bound, unmarried of record in Instrument No. 20190107-0001776 Register's Office for Davidson County, Tennessee, dated January 04, 2019 and recorded on January 07, 2019.

Being also known as 1207B Sweetbriar Ave., Nashville, TN 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
22nd day of December, 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of December, 2020.

Kelly Sigler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Sigler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 29 day of December, 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

