Karen Johnson Davidson County
Batch# 553897 DEEDQC
01/14/2021 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006215

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	TRUE CONCEPT TITLE 2196 MAIN STREET, #L DUNEDIN FL 34698	Monte Sprewell and Davinia Sprewell 4401 Kirkbrook Court Nashville, TN 37221

Order Number: T-TN41163

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Monte T. Sprewell, a/k/a Monte Sprewell, married to Davinia Sprewell,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Monte Sprewell and Davinia Sprewell, Husband and Wife,** whose address is 4401 Kirkbrook Court, Nashville, TN 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 133 on the final plat of Riverbridge, Phase 2, Section 2, a Planned Unit Development, of record in Instrument No. 20100302-0015635, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Declaration of Restrictive Covenants, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 2, Section 2, of record in Instrument No. 20100330-0023630, said Registers Office; easements and setback lines as set forth on the above plan of record; and

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 141060C15300CO
Street address of property: 4401 Kirkbrook Court, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument no. 20110126-0007073 in the Recorder's Office, Davidson County, Tennessee.

Signed this 7 day of January, 2021.

Signature of Grantors:

Monte T. Sprewell, a/k/a
Monte Sprewell

Davinia Sprewell

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 7 day of January 2021 DS ~~2020~~, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Monte T. Sprewell, a/k/a Monte Sprewell and Davinia Sprewell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Comm Exp: 3-6-2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 141060C15300CO
Street address of property: 4401 Kirkbrook Court, Nashville, TN 37221

Oath of Consideration

I or we, Monte Sprewell, Dominia Sprewell, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 7 day of January, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 7 day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/06/2024

SOPHIE BRANSFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, LAURIE WEISS, 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 FLORIDA

County of PINELLAS

Personally appeared before me BRIAN JANDERNAL, a notary public for this county and state, LAURIE WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRIAN JANDERNAL
Notary Public - State of Florida
Commission # GG 272039
My Comm. Expires Feb 24, 2023
Bonded through National Notary Assn.

Notary's Signature

My commission expires: 2-24-2023

Notary's Seal