Karen Johnson Davidson County
Batch# 582369 DEEDQC
03/02/2021 04:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210302-0027017

NEW OWNER:

Mona Fellman
2240 Riverway Dr
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel Number:
53 6 B 15.00

This instrument was prepared solely from information provided by the parties.

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 of which is hereby acknowledged, **THEODORE FELLMAN and LAURA FELLMAN** do hereby convey unto, **MONA FELLMAN,** her successors and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the plan of Phase Two, Waterford, of record in Plat Book 7900, page 412 and 413, Register's Office for said County, to which plat is hereby made for a more complete description.

Being the same property conveyed to Mona Fellman, Theodore Fellman, and Laura Fellman, as joint tenants with rights of survivorship, by Quitclaim Deed from Mona Fellman, dated September 23, 2020 and of record as Instrument 20201006-0115696, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 2240 Riverway Drive, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 22nd day of February, 2021.

THEODORE FELLMAN

LAURA FELLMAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THEODORE FELLMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22nd day of February, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LAURA FELLMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22nd day of February, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 22nd day of February, 2021.

Notary Public

My commission expires: 3/31/21

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY