Karen Johnson Davidson County
Batch# 588777 DEEDQC
03/10/2021 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210310-0031575

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 9 day of March, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

QUITCLAIM DEED

Address New Owner: Kris Plattsmier and Allison Plattsmier 6829 Sunnywood Drive Nashville, TN 37211	Send Tax Bills to: New Owner	Map Parcel No. 181-01-0A-047.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRIS PLATTSMIER AND ALLISON PLATTSMIER, HUSBAND AND WIFE AND KAREN QUINTANILLA AND WILLIAM QUINTANILLA, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("Grantors"), by these presents, does hereby quitclaim and convey unto , **KRIS PLATTSMIER AND ALLISON PLATTSMIER, HUSBAND AND WIFE** and their heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 150, as shown on the map entitled Sugar Valley Section One, R20 Residential P.U.D. of record in Plat Book 9700, page 374 and amended in Plat Book 9700, pages 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KRIS PLATTSMIER AND ALLISON PLATTSMIER, HUSBAND AND WIFE AND KAREN QUINTANILLA AND WILLIAM QUINTANILLA, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from RICHARD ALAN POWELL AND BRYCIE M. POWELL, HUSBAND AND WIFE, of record in Instrument No. 20181226-0125224, dated December 21, 2018, said Register's Office.

This is improved property known as: **6829 Sunnywood Drive, Nashville, TN 37211**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

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IN WITNESS WHEREOF, Grantors have executed this instrument on this 08 day of March, 2021.

Kris Plattsmier

KRIS PLATTSMIER

Allison Plattsmier

ALLISON PLATTSMIER

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **KRIS PLATTSMIER AND ALLISON PLATTSMIER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained. personally appeared by audio-video communication.

Witness my hand, at office, this day of 08 March, 2021.

Notary Public
My commission expires: 08/05/2023

ARETHA HUGHES
TENNESSEE NOTARY PUBLIC
ONLINE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

[Karen Quintanilla and William Quintanilla signatures on following page]

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202103100031575

Karen Quintanilla

KAREN QUINTANILLA

William Quintanilla

WILLIAM QUINTANILLA

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **KAREN QUINTANILLA AND WILLIAM QUINTANILLA**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained. personally appeared by audio-video communication.

Witness my hand, at office, this 08 day of March, 2021.

Notary Public
My commission expires: 08/05/2023

ARETHA HUGHES
TENNESSEE
NOTARY
PUBLIC
ONLINE NOTARY
PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

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202103100031575

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23