Karen Johnson Davidson County
Batch# 589062 DEEDQC
03/11/2021 08:15:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0031932

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

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

Notary Public
My commission expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Perdue 2225 Crescent Valley Lane Hermitage, TN 37076	NEW OWNER	064-16-0D-131.00 CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Scott Quinlan,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Sarah Perdue, married,** hereinafter the Grantee, all his right, title and interest, pursuant to the Final Decree of Divorce, filed for record 8/17/16 under Case No. 16D-869, in the Circuit Court for Davidson County, Tennessee, in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 289, on the plan of Section Three, Truxton Park, as shown on plat of record in Instrument No. 20011024-0116272, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sarah Quinlan by Warranty Deed from Stephanie D. Armstrong and husband, Anthony Armstrong, dated 5/31/2013 and recorded 6/6/2013 in Instrument No. 20130606-0057613, in the Register's Office of Davidson County, Tennessee.

Sarah Quinlan is now known as Sarah Perdue.

This property is improved property known as 2225 Crescent Valley Lane, Hermitage, TN 37076.

Witness my hand this 22 day of December, 2020.

Scott Quinlan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Scott Quinlan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22 day of December, 2020.

Notary Public
My commission expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or 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.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022