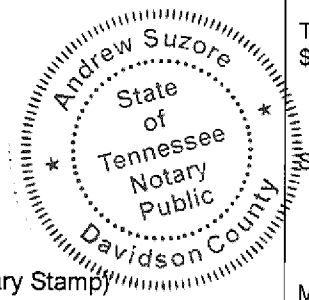
Karen Johnson Davidson County
Batch# 597644 DEEDQC
03/22/2021 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037768



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 16 day of February, 2021.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Randall Waters	**SAME**	**173-04-0A-290.00-CO**
5305 Ridge Falls Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Susan G. Waters, an unmarried woman** (hereinafter the "Grantor"), hereby quitclaim and convey to **Randall Waters, an unmarried man** (hereinafter the "Grantee"), his heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

BEING Lot No. 235 on the Plan of Oak Highlands, Phase Three, 1st Revision of record in Plat at Instrument No. 20020122-0008284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Susan G. Waters, a married woman by Warranty deed from S and Y Construction, a Sole proprietorship of Mansoor Sedaghatfar of record in Instrument No. 20021002-0119836 Register's Office for Davidson County, Tennessee; the subject property was the marital residence of Susan G. Waters and Randall Waters; the said Susan G. Waters and Randall Waters having since divorced and by Martial Dissolution Agreement of the Circuit Court of Davidson County, Tennessee at Nashville, Docket No. 19D1851, the said Susan G. Waters relinquishes any interest she may have in the subject property.

BEING also known as **5305 Ridge Falls Way, Antioch, TN 37013.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 25th day of February, 2021.

Susan G. Waters

Susan G. Waters

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Susan G. Waters, the within named bargainor, to me known (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 this 25th day **of February, 2021**.

Notary Public
My Commission Expires: May 7, 2024



LTC File 21-000045-525

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)