AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-159170-MOB

Karen Johnson Davidson County
Batch# 598015 DEEDQC
03/23/2021 01:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210323-0038276

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 091 11 0 118.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 17th day of March, 2021, by and between **Amanda Scull and Dillon Lee Haviland, a married couple who both acquired title as unmarried, with joint tenants with expressed rights of survivorship,** a mailing address of 5109A Illinois Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Amanda Scull and Dillon Lee Haviland, wife and husband, as joint tenants with rights of survivorship,** a mailing address of 5109A Illinois Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1018, BLOCK 163, ON THE PLAN OF NO. 1 PLAN OF WEST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 5109A Illinois Avenue, Nashville, TN 37209

This conveyance is subject to all matters shown on the Plat of Record in Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Amanda Scull and Dillon Lee Haviland, both unmarried with joint tenants with expressed rights of survivorship from Red River Development, LLC, a Tennessee Limited Liability Company, by Deed dated May 18,2020, and recorded on May 27,2020, as Instrument No. 202005270054479.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amanda Scull

Dillon Lee Haviland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amanda Scull and Dillon Lee Haviland, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 17th day of March, 2021.

Notary Public
My Commission expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 17th day of March, 2021.

Notary Public
My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Amanda Scull and Dillon Lee Haviland
5109A Illinois Avenue
Nashville, TN 37209

Name and address of property owner:

Amanda Scull and Dillon Lee Haviland
5109A Illinois Avenue
Nashville, TN 37209

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED
AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1018, BLOCK 163, ON THE PLAN OF NO. 1 PLAN OF WEST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF RECORD IN BOOK 57, PAGE 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD.

BEING THE SAME PROPERTY CONVEYED TO AMANDA SCULL AND DILLON LEE HAVILAND, BOTH UNMARRIED WITH JOINT TENANTS WITH EXPRESSED RIGHTS OF SURVIVORSHIP FROM RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED MAY 18,2020, AND RECORDED ON MAY 27,2020, AS 202005270054479.

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021