THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
1612 Westgate Circle, STE 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 599380 DEEDQC
03/24/2021 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210324-0038723

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2020~~last~~. ED

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-10-2022
(AFFIX SEAL)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miranda B. Kenney (NAME)	New Owner (NAME)	098-10-0A-015.00-CO
6053 Hagars Grove Pass (STREET ADDRESS)	6053 Hagars Grove Pass (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Hermitage TN 37076 (CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Stacy Ward**, by these presents, does hereby quitclaim and convey unto **Miranda B. Kenney**, all of her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Phase One, Hagars Grove, RS15 Cluster Lot Subdivision of record in Plat at Instrument No. 20040614-0069738, 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 Miranda B. Kenney, a single woman, and Stacy Ward, a single woman, as joint tenants with rights of survivorship, by Warranty Deed from Kelly J. Mursch, dated May 17, 2019, recorded May 20, 2019, of record in Instrument No. 20190520-0047214, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 6053 Hagars Grove Pass, Hermitage, TN 37076

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE

SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS MY HAND this 29 day of DECEMBER, 2020.

Stacy Ward

Stacy Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Stacy Ward, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of DECEMBER, 2020.

Glenn L. Ham

Notary Public

My commission expires: OCTOBER 6th, 2024

GLENN HAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Oct 6, 2024

True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Kathryn M. Cassidy (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K Cassidy

Notary Signature

My commission Expires: _____

Notary Seal

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024