QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

R-SB-SB-21-636

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dango Cellan	new owners	
(NAME)	(NAME)	**075-11-0-052.00**
636 Mercer Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY CELLAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANGO JOSHUA JOEL CELLAN, a single person,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 410 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Dango Joshua Joel Cellan, unmarried and Jerry Cellan, married, a Tenants in common with right of survivorship by Warranty deed from Brady Development Group, LLC, a Texas limited liability company of record in Instrument No. 20200106-0001281 Register's Office for Davidson County, Tennessee, dated January 02, 2020 and recorded on January 06, 2020.

The above-described property is not now nor has ever been the primary or marital residence of grantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **636 Mercer Drive, Hermitage, Tennessee 37076**.

Karen Johnson Davidson County
Batch# 614076 **DEEDQC**
04/13/2021 02:14:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210413-0049268

Witness my/our hand(s) this the 25th day of March, 2021.

Jerry Cellan

STATE OF Wisconsin

COUNTY OF Eau Claire

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY CELLAN, the within named bargainor, 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 official seal, this the 25th of March I, 2021.

Notary Public Bethany Stovall
My Commission Expires: 10/1/2023
(SEAL)

NOTARY PUBLIC
BETHANY STOVALL
STATE OF WISCONSIN

RETURN TO:
Dango Cellan
636 Mercer Drive
Hermitage, TN 37076