Karen Johnson Davidson County
Batch# 618518 DEEDQC
04/20/2021 09:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210420-0052508

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd. Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Quantasia Gilliam, an unmarried person,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Matthew Hassell, a unmarried person,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 3, of record in Instrument No. 20190912-0092500, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Hassell, an unmarried person and Quantasia Gilliam, an unmarried person, by virtue of that certain Warranty Deed dated March 27, 2020, and being of record at Instrument No. 20200407-0036749 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20200407 - 0036749** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 9 day of **April, 2021.**

Quantasia Gilliam
Quantasia Gilliam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Quantasia Gilliam**, 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 at office this 9th day of **April, 2021.**

Nichole L Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Quantasia Gilliam
AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of **April, 2021.**

Nichole Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

PROPERTY ADDRESS:	**4049 Magnolia Farms Dr., Hermitage, TN 37076**
TAX PARCEL NO.:	**086130A09400CO**
PROPERTY OWNER:	**Matthew Hassell**
OWNER'S ADDRESS:	**4049 Magnolia Farms Dr., Hermitage, TN 37076**
MAIL TAX BILLS TO:	**Owner at Property Address**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022