Karen Johnson Davidson County
Batch# 619547 DEEDQC
04/21/2021 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210421-0053184

FROM:
ABIGAIL SEVIGNY

TO:
WARREN MAXWELL SEVIGNY, SR.

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Warren Maxwell Sevigny, Sr. 809 Davidson Drive Nashville, TN 37205	SAME	115-7-59.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

WARREN MAXWELL SEVIGNY, SR.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th, DAY OF February, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

This Instrument Prepared By:

ETHAN R. PAGE, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **ABIGAIL SEVIGNY**, do hereby quitclaim to **WARREN MAXWELL SEVIGNY, SR.**, all my ownership interest in the real property located in Nashville, Davidson County, Tennessee which is further described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of West Meade Estates, Section Four, of record in Plat Book 3300, Page 61, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Warren Maxwell Sevigny and Abigail Sevigny, a married couple, by Ryan J. Exley and Meryl Large Exley, Husband and Wife, by warranty deed recorded February 15, 2018 in Instrument No. 20180215-0014841, Register of Deeds Office for Davidson County, Tennessee.

This is improved real property, known as: **809 Davidson Drive, Nashville, TN 37205**

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of April, 2021.

ABIGAIL SEVIGNY

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

NOTARY PAGE TO FOLLOW

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Lydia K. Gregory, a Notary Public in and for said County and State, the within named, **ABIGAIL SEVIGNY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that ~~he~~ she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, TN, Davidson County, on this the 12th day of April, 2021.

Lydia K. Gregory
NOTARY PUBLIC

My Commission Expires: 5/07/24
DATE

Certificate of Authenticity

I, Denise M. Laumeyer, do hereby make oath that I am 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.

Denise M. Laumeyer
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Cynthia D. Beatty, a notary public for this county and state, Denise M. Laumeyer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cynthia D. Beatty
Notary's Signature

My Commission Expires: 1/30/2024

Notary's Seal

CYNTHIA D. BEATTY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JAN. 30, 2024