Instrument Prepared By and Return to:
Sidwell & Barrett P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 633203 DEEDQC
05/11/2021 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210511-0063459

Address New Owners as Follows:
Philip Huffstickler
785 Jaywood Drive
Old Hickory, TN 37138

Send Tax Bills To:
NEW OWNER

Map-Parcel:
063 16 0A 054.00CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shelley Huffstickler and Philip Huffstickler, wife and husband** hereinafter called the Grantor(s) hereby quitclaims and conveys their interest upon **Philip Huffstickler, unmarried and JoAnn Marie Huffstickler, unmarried, as tenants in common with right of survivorship,** hereinafter called the Grantee(s), their heirs and/or assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Chitwood Downs now known as Hampton Park Subdivision, a Planned Unit Development of record in Plat Book 6900, Page 405 and as corrected by Certificate of Correction of record in Book 7462, Page 445, 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 Shelley Huffstickler and Philip Huffstickler, wife and husband by Warranty Deed from Patricia Baskin f/k/a Patricia A. Fry, married, dated 09/11/2015 and recorded 09/18/2015, of record in Instrument 201509180095078, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Shelley Huffstickler

Philip Huffstickler

Shelley Huffstickler **Philip Huffstickler**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shelley Huffstickler** whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April 2021..

Michelle Pepper
Notary Public

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: July 24, 2023

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Philip Huffstickler,** whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April 2021..

Michelle Pepper
Notary Public

My Commission Expires: 10/24/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Jamie F Wing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2021.

Jill L Swicegood
Notary Public

My Commission Expires: 7/9/22

JILL L SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

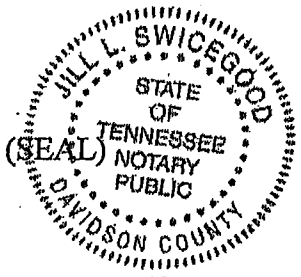
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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