THIS INSTRUMENT PREPARED BY:
Key Title & Escrow, LLC
406 Frazier Avenue, Suite 110
Chattanooga, TN 37405

Karen Johnson Davidson County
Batch# 645329 DEEDQC
05/27/2021 01:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210527-0072017

Address New Owner(s) & Send Tax Bills To:

Devoted Partners, LLC
2288 Gunbarrel Rd.
Ste 154/170
Chattanooga Tn 37421

Map & Parcel Nos.:
162-09-0A-133.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jennifer M. Bryant n/k/a Jennifer M. Battle, and husband Matthew Battle, and Michael Christopher Bryant, an unmarried man** ("Grantors") do hereby quitclaim and convey unto **Devoted Partners, LLC** ("Grantee"), their heirs its successors and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 133, Building No. 22, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is hereby made.

SUBJECT TO Any and all easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.
SUBJECT TO Any governmental zoning and subdivision ordinances or regulations in effect thereon.

FOR PRIOR TITLE, See Deed to Jennifer M. Bryant and Michael Christopher Bryant dated 3/23/2018 and recorded 4/2/2018 in Instrument No. 20180402-0030127, in the Register's Office of Davidson County, Tennessee.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM, NOR WAS A TITLE EXAM REQUESTED. THE PREPARER MAKES NO WARRANTIES AS TO THE LEGITAMACY OF THE PROPERTY TRANSFER INVOLVED HEREIN.

This property is known as **5510 Country Drive, Unit 133, Nashville, TN 37211**.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 14th **day of** May, 2021.

Jennifer M. Bryant n/k/a Jennifer M. Battle

Matthew Battle

Michael Christopher Bryant

STATE OF TENNESSEE

COUNTY OF HAMILTON

The actual consideration for this transfer is **$0.00**.

AFFIANT (Vanessa Shropshire – agent)

Subscribed and sworn to before me, this 18th day of May, 2021.

NOTARY PUBLIC (Megan Huggins)

My Commission Expires: 3/11/25

MEGAN HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 03-11-2024

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer M. Bryant n/k/a Jennifer M. Battle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 9-17-22

VANESSA SHROPSHIRE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 17, 2022
COUNTY OF HAMILTON

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Matthew Battle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 9-17-22

VANESSA SHROPSHIRE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 17, 2022
COUNTY OF HAMILTON

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Christopher Bryant**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 **day of** May, **20**21.

Joslynn Williams

NOTARY PUBLIC

My Commission Expires: 4.28.2022

JOSLYNN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON



Tennessee Certification of Electronic Document

I, Megan Huggins, 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.

Megan Huggins
Signature

State of Tennessee
County of Hamilton

Personally appeared before me, Vanessa Shropshire, a notary public for this county and state, Megan Huggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

VANESSA SHROPSHIRE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 17, 2022
COUNTY OF HAMILTON

MY COMMISSION EXPIRES: 9-17-22