Karen Johnson Davidson County
Batch# 668327 DEEDQC
06/30/2021 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210630-0088689

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
2500 21st Ave, Ste 102
Nashville, TN 37216
File No. 4-12283-TC

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Kneale and Christophe Bowe 1019 Horseshoe Drive Nashville, TN 37216	New Owner	061-10-0-191.00

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 29th day of June 2021.

Notary Public

My Commission Expires: 7/9/2024
(Affix Seal)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Lindsay Kneale, an unmarried woman,** hereinafter referred to as the Grantor, has this day quitclaim unto **Lindsay Kneale, an unmarried woman and Christopher Bowe, an unmarried man, as joint tenants with right of survivorship,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Sumner County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 51, Locust Grove Estates, according to survey and plat of same appearing of record in Plat Book 1424, page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for am ore complete and accurate description of said lot.

Being the same property conveyed to Lindsay Kneale, an unmarried woman by Warranty Deed from Serai Zaffiro fka Serai Zaffiro McAnulty, an unmarried woamn, dated and recorded June 29, 2021, of record in Instrument No. 20210629-0088388, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1019 Horseshoe Drive, Nashville, TN 37216.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 29th day of June 2021.

GRANTORS:

Lindsay Kneale

Lindsay Kneale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lindsay Kneale.** the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29th day of June 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

