QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 671066 DEEDQC
07/06/2021 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210706-0090578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Jeffrey Rowker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Lux, Attorney at Law
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Martin Glavin (NAME)	**Same** (NAME)	
2215 Elliott Drive (ADDRESS)	(ADDRESS)	**053-08-0-030.00**
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTINA CLARK, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SEAN MARTIN GLAVIN, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, BLOCK 11 ON THE PLAN OF DABBS & ELLIOT SUBDIVISION NO. 1 OF RECORD IN PLAT BOOK 547, PAGE 97, 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 SEAN MARTIN GLAVIN AND WIFE CHRISTINA CLARK, BY WARRANTY DEED FROM CASTLERIDGE HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20170517-0048755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID SEAN MARTIN GLAVIN AND CHRISTINA CLARK HAVING SINCE DIVORCED PURSUANT

TO FINAL DECREE, DOCKET NO. 19D457, IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2215 Elliott Drive, Old Hickory, TN 37138**

Witness our hands this the 2 day of July, 2021.

Christina Clark
Christina Clark

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christina Clark**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of July, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-2-21.

Date

Affiant Signature

7-2-21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON