Karen Johnson Davidson County
Batch# 685921 DEEDQC
07/28/2021 02:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210728-0101713

Name and Address of New Owner:
Candice Kelly
3325 Tinney Place,
Nashville, Tennessee 37217.

Send Tax Bills To:
Candice Kelly
3325 Tinney Place,
Nashville, Tennessee 37217.

This Instrument Prepared By:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4636

Map & Parcel No: 136-05-0A-110.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003,** "the Grantor," convey and quitclaim unto **Candice Kelly, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four of record in Plat at Instrument No. 20030703-0092328, 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 Shawn Rooney and Margo Rooney by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20130830-0091640 Register's Office for Davidson County, Tennessee, dated August 21, 2013 and recorded on August 30, 2013.

Being the same property conveyed to Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003 by Quitclaim deed from Shawn Rooney and Margo Rooney of record in Instrument No. 20130924-0100461 Register's Office for Davidson County, Tennessee, dated September 16, 2013 and recorded on September 24, 2016.

Being the same property conveyed to Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003, and Candice A. Kelly, as joint tenants with rights of survivorship by Quitclaim deed from Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003 of record in Instrument No. 20210625-0086767 Register's Office for Davidson County, Tennessee, dated November 25, 2020 and recorded on June 25, 2021.

Being also known as 3325 Tinney Place, Nashville, Tennessee 37217.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 20th day of July, 2021.

_____ (SEAL)
Shawn Patrick Rooney, Trustee

Margo Ann Rooney, Trustee (SEAL)
Margo Ann Rooney, Trustee

STATE OF CA)
)
COUNTY OF Sonoma)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Shawn Patrick Rooney and Margo Ann Rooney** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Trustee**(s) of **the Rooney Family 2003 Living Trust, dated May 28, 2003**, and that as such **Trustee(s)** executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 20th day of July, 2021.

JOHN KIRK ROBERTS
Notary Public - California
Sonoma County
Commission # 2356628
My Comm. Expires May 7, 2025

_____
Notary Public
My commission expires: 5-7-2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ California)
)
COUNTY OF ~~WILLIAMSON~~ Sonoma)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**_, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5-7-2025

JOHN KIRK ROBERTS
Notary Public - California
Sonoma County
Commission # 2356628
My Comm. Expires May 7, 2025

File # B-21-4636

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/20/2021.

Affiant Signature

7/23/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON