Karen Johnson Davidson County
Batch# 689571 DEEDQC
08/03/2021 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210803-0104507

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF ALABAMA
COUNTY OF Jefferson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

X Johnnie R. Timms
AFFIANT

Subscribed and sworn to before me this 29th day of July, 2021.

Attison Swann
NOTARY PUBLIC
My Commission Expires: 10/8/2024

ADDRESS OF NEW OWNER:
Johnnie Timms
Kristen Ashley
935 Springlane Drive
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
187-05-A-184.00CO

ATTISON SWANN NOTARY PUBLIC My Comm. Expires Oct. 8, 2024 ALABAMA STATE AT LARGE

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Johnnie Timms, an unmarried woman, Grantor, for the express purpose of creating a tenancy in common with the right of survivorship in and to the entire interest in the within described property, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to Johnnie Timms, an unmarried woman, and Kristen Ashley, an unmarried woman, as tenants in common with the right of survivorship, Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 on the plan of Final Plat of Burkitt Springs, Phase 3, of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie Timms by Warranty Deed from William David Carpenter and Nancy Jane Carpenter, husband and wife, of record in Instrument No. 20210503-0059039, Register's Office for Davidson County, Tennessee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

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, makes this conveyance to Grantee.

This is improved property known as: 935 Springlane Drive, Nolensville, Tennessee 37135.

IN WITNESS WHEREOF, I have hereunto set my signature on this the 29th day of July, 2021.

Johnnie Timms

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Johnnie Timms, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29 day of July, 2021.

Notary Public

My Commission Expires: 10/8/2024

ATTISON SWANN NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Oct. 8, 2024

Certificate of Authenticity

I, A. Scott Hubbard, 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 August 2, 2021.
Date

A. Scott Hubbard
Affiant Signature

August 2, 2021
Date

State of Tennessee
County of Williamson

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

Emily Betts
Notary's Signature

My Commission Expires: 3/17/24
Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024