Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 691934 DEEDQC 08/06/2021 11:43:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20210806-0106239	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 5th day of August, 2021. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Name/Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Number
Richard A. Sparks	**New Owner**	**161100A14400CO**
5209 Cardiff Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RICHARD A. SPARKS, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto RICHARD A. SPARKS and TERRILL LEIGH SPARKS, husband and wife with rights of survivorship, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Villages of Brentwood, Phase Two, of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Sparks, married, by Warranty Deed from Isaac N. Ukwa and wife, Henrietta N. Ukwu, dated 10/1/92 of record in Book 8850, Page 329, Register's Office for Davidson County, Tennessee. The purpose of this instrument is to create a tenancy by the entirety in subject property.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 5209 Cardiff Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 30th day of July, 2021.

Richard A. Sparks
RICHARD A. SPARKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard A. Sparks, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of July, 2021.

Notary Public

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON

20210806010623

Certificate of Authenticity

I, Mark D. Leedom, 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

7/30/21.
Date

Affiant Signature

7/30/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of August, 2021.

Jennifer Russell
Notary's Signature

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)