Karen Johnson Davidson County
Batch# 698602 DEEDQC
08/17/2021 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210817-0110699

This Instrument Prepared By:	STATE OF Tennessee COUNTY OF Sumner
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $0.00. Kristina Williams Affiant Subscribed and sworn to before me, this 16th day of August, 2021. Traci Sellers Notary Public My Commission Expires: 6-24-25

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Kristina Williams 696 Belgium Drive Hermitage, TN 37076	New Owner	075-12-0A-152.00-CO

FOR AND IN CONSIDERATION OF a Marital Dissolution Agreement, hereby acknowledged, and for the sole purpose of establishing separate estates, as a result of divorce, I, William Alan Musser, Jr., a single man ("Grantor"), by these presents do hereby quitclaim any and all of my right, title and/or interest, marital or otherwise, to Kristina Williams, a single woman ("Grantee"), in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, Residential P.U.D of record in Plat at Instrument No. 20040407-0039587, 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 Kristina Musser, a married woman by Warranty deed from Nina D. Ollis, an unmarried woman of record in Instrument No. 20201208-0142740 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 08, 2020.

Being also known as 696 Belgium Drive, Hermitage, Tennessee 37076.

Kristina Musser is one in the same as Kristina Williams pursuant to that Decree of Divorce filed in the Circuit Court of Madison County, Alabama as Case No. DR-2020-000675.00.

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 has caused this Warranty Deed to be executed on the 4th day of August, 2021.

William Alan Musser, Jr.

STATE OF Alabama
COUNTY OF Madison

On this 4th day of August, 2021, before me personally appeared William Alan Musser, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2021.

Notary Signature

My commission expires: 08-18-2024

KEYANNA CRUTCHER
NOTARY PUBLIC
My Commission Expires
08-18-2024
ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Traci Sellers, 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 4, 2021.

Traci Sellers
Affiant Signature

8-16-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of August, 2021.

Patti B Garner
Notary Signature

My commission expires: 6-19-23

Notary Seal

