Karen Johnson Davidson County
Batch# 701629 DEEDQC
08/20/2021 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210820-0112863

QUITCLAIM DEED

STATE OF Kansas
COUNTY OF Sedgwick

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Karen and Joseph Combs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2021.

Lindsey Morton
Notary Public

MY COMMISSION EXPIRES: 03/19/2024
(AFFIX SEAL)

NOTARY PUBLIC - State of Kansas
LINDSEY MORTON
My Appt. Expires 03/19/2024

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Combs & Rachel Combs	**New Owner**	
(NAME) **1317 Riverwood Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	**061-12-0-113.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Joseph Combs and Karen Combs, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Matthew Combs and Rachel Combs, Husband and wife,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 66 and the Easterly 22 feet of Lot No. 65 on the Map of Eastdale Place of record in Book 547, Page 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said lot and said part of said lot adjoin and front 129.9 feet on the Northerly side if Riverwood Drive and run back between lines 200 feet on the East and West lines to a dead lien in the rear on which they measure 147.5 feet.

Being the same property conveyed to Matthew Combs and Rachel Combs, husband and wife, and Joseph Combs and Karen Combs, husband and wife, all as joint tenants with right of survivorship dated August 7, 2020 and filed of record in Instrument No. 20200807-0088418, Register's Office for Davidson County, Tennessee.

This is ( ) **unimproved** (x) **improved** property known as: **1317 Riverwood Drive, Nashville, TN 37216**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 13th day of August, 2021.

Joseph Combs

Karen Combs

STATE OF Kansas
COUNTY OF Sedgwick

On this 13th day of August, 2021, before me personally appeared **Joseph Combs and Karen Combs** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of August, 2021.

Notary Public

My Commission Expires: 03/19/2024

(SEAL)

NOTARY PUBLIC - State of Kansas
LINDSEY MORTON
My Appt. Expires 03/19/2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-13-2021.

Lori Patterson

Affiant

Date: August 20, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY