QUITCLAIM DEED

MARGARET P. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Aug, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Sewell and Kristie Sewell	**Same**	**14913004600**
(NAME) **4792 Bowfield Drive**	(NAME) New Owner	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AARON DALE SEWELL ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

AARON DALE SEWELL AND KRISTIE A. SEWELL, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/THEIR/ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF DEBRA HEIGHTS, SECTION III, AS OF RECORD IN PLAT BOOK 4175, PAGE 6, IN THE REGISTER'S OFFICE.

SAID LOT NO. 55 FRONTS 75.00 FEET ON THE SOUTHERLY MARGIN OF BOWFIELD DRIVE AND RUNS BACK 137.96 FEET ON THE EASTERLY LINE AND 134.30 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR WHICH MEASURES A TOTAL OF 108.62 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AARON DALE SEWELL AND MELISSA STIGALL SEWELL, BY WARRANTY DEED FROM CLAUDE DOCK SEWELL AND MARY ELIZABETH SEWELL OF RECORD IN BOOK 7170 PAGES 938 - 940, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID MELISSA STIGALL SEWELL HAS SINCE DIED ON JUNE 12, 2005, LEAVING SAID PROPERTY TO HER HUSBAND AARON DALE SEWELL.

THE SAID AARON DALE SEWELL HAS SINCE BEEN REMARRIED TO KRISTIE A. SEWELL AND SAID PROPERTY IS CURRENTLY THEIR MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 708882 DEEDQC
09/01/2021 03:04:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210901-0118089

This is **improved** property known as: **4792 Bowfield Drive, Antioch, TN 37013**

Witness our hands this the 26 day of Aug., 2021.

AARON DALE SEWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AARON DALE SEWELL** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of Aug., 2021.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY