Karen Johnson Davidson County
Batch# 709068 DEEDQC
09/02/2021 10:10:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210902-0118353

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Earl Bene Dillard and Jeannie Dillard	Same	15012B20500CO
5105 Kensal Drive	5105 Kensal Drive	
Antioch, TN 37013	Antioch TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Madison Humphrey and Jack Humphrey, wife and husband,** the grantor herein, does hereby Quitclaim and convey unto the said **Earl Bene Dillard and Jeannie Dillard, Husband and wife,** , the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Kensal Green, Section 2, a Residential P.U.D Subdivision, of record in Instrument No. 20180313-0023861 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Madison Humphrey, a Married Woman by Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Ryan Homes dated 08/09/2018 and filed for record on 08/10/2018 of record in Instrument No. 20180810-0079087 , said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the saic party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 5105 Kensal Drive, Antioch, TN 3701320

STATE OF TENNESSEE
COUNTY OF Shelby
$0.00

The actual consideration or value which ever is greater for this transfer is

Subscribed and sworn to before me this the 30th day of August, 2021

Affiant

My commission expires: _____

Notary Public

MINERVA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 8-14-2022

Witness our hands this 30th day of August, 2021.

Madison Humphrey

Jack Humphrey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Madison Humphrey** the bargainor(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 this 30th day of August, 2021.

Commission Expires: 2/26/24

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires