Karen Johnson Davidson County
Batch# 719196 DEEDQC
09/17/2021 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210917-0125267

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1047533

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Andrew Alan Kingsbery and Molly Elizabeth Kingsbery	Andrew Alan Kingsbery and Molly Elizabeth Kingsbery	053060B14000CO
1856 Merritt Street	1856 Merritt Street	
Old Hickory, TN 37138	Old Hickory, TN 37138	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANDREW A. KINGSBERY also known as ANDREW ALAN KINGSBERY, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANDREW ALAN KINGSBERY and MOLLY ELIZABETH KINGSBERY, a married couple, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1856 Merritt Street, Old Hickory, TN 37138, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Phase 4B, Waterford, of record in Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tax ID No.: 053060B14000CO

BEING the same which Gary Richard Broussard, married by Deed dated September 29, 2006 and recorded October 5, 2006 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20061005-0123683 conveyed unto Andrew A. Kingsbery, unmarried.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1856 Merritt Street, Old Hickory, TN 37138.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of September, 20 21.

ANDREW A. KINGSBERY also known as
ANDREW ALAN KINGSBERY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREW A. KINGSBERY also known as ANDREW ALAN KINGSBERY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 10 day of September, 20 21.

Notary Public
My Commission expires: 3 4 24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

ANDREW ALAN KINGSBERY

MOLLY ELIZABETH KINGSBERY

Subscribed and sworn to before me this 10 day of September, 2021.

Notary Public
My Commission expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 09/10/2021 (date of document).

Affiant Signature

09/16/2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

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

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499