THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Stephanie Twomey
49 Fawn Creek Pass
Nashville TN 37214

Karen Johnson Davidson County
Batch# 725260 DEEDQC
09/28/2021 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210928-0130158

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QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephanie DeFrancks n/k/a Stephanie Twomey,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Stephanie Twomey, as Sole Owner,** of 49 Fawn Creek Pass, Nashville TN 37214, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, Being Unit Number 29, on the plan of Woodland Point, Phase III, a private element horizontal property regime (Being the Townhome Area of Woodland Point) located on Fawn Creek Pass, Nashville, Davidson County, Tennessee and described in a Declaration of Covenants Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument Number 20000713-0069314, and Plat of record in Instrument Number 20001011-0101044, in the Register's office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

LESS and EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors

Parcel ID No: 122 01 0A 254.00

Also known by street and number as: **49 Fawn Creek Pass, Nashville TN 37214**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded at Book * at Page _____ in the Registry's Office of Davidson County, Tennessee.

* Instrument Number 20100329-0023024

WITNESS Grantor's hand this 15th day of September, 2021.

Stephanie Twomey

Stephanie DeFrancks n/k/a Stephanie Twomey

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of September, 2021, before me, the undersigned officer, personally appeared **Stephanie DeFrancks n/k/a Stephanie Twomey**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Stephanie Twomey
Stephanie DeFrancks n/k/a Stephanie Twomey

State of Tennessee
County of Davidson

Subscribed and sworn before me this 15th day of September, 2021.

Angel Bradley
Notary Public

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 2/20/2023

Tennessee Certification of Electronic Document

I, Cody Nall, 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 9/15/2021 (date of document).

Cody Nall
Affiant Signature

9/23/21
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 23rd day of September, 2021.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.