Karen Johnson Davidson County
Batch# 729116 DEEDQC
10/04/2021 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211004-0132723

Return to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO TX 75024
FILE NO. 114360054884

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW W. MCDERMOTT AND ALICIA M. MCDERMOTT	ANDREW W. MCDERMOTT AND ALICIA M. MCDERMOTT	086 08 0 035.00
716 WOODBRIER CT HERMITAGE, TN 37076	716 WOODBRIER CT HERMITAGE, TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALICIA M. MCDERMOTT, FORMERLY KNOWN AS ALICIA M. RENO, WHO ACQUIRED TITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ANDREW W. MCDERMOTT AND ALICIA M. MCDERMOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Jackson's Retreat, Phase V-A, as of record in Plat Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alicia M. Reno, unmarried by Warranty Deed from Phillip M. Lankford and wife, Corie Lankford, dated March 23, 2012 recorded on March 27, 2012 as Instrument No: 20120327-0025981 in the Register's Office of Davidson County, Tennessee.

Property known as, 716 WOODBRIER CT, HERMITAGE, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of June, 2024.

Alicia M. McDermott F/K/A Alicia M. Reno

ALICIA M. MCDERMOTT, F/K/A ALICIA M. RENO

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **ALICIA M. MCDERMOTT, F/K/A ALICIA M. RENO**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 09/82/24

VALUATION AFFIDAVIT

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 $ **10.00** .

Alicia M. McDermott F/K/A Alicia M. Pino
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 11 day of June, 2021

Notary Public
My commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

Date of Certification: 09/30/2021

I, CARSON COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on 06/11/2021 and authenticated according to law.

Signature
Carson Cox, Agent, Spruce Land Services, LLC

State of TEXAS

County of COLLIN

Personally appeared before me, Amber N Howe, a notary public for this county and
Notary's Name
state, CARSON COX, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 12/2/24

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
AMBER N HOWE
Notary ID #132805856
My Commission Expires
December 2, 2024