Karen Johnson Davidson County
Batch# 748025 DEEDQC
11/02/2021 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211102-0146799

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-14396-TC

| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Timothy and Kaydee Drinkwine<br>2521 Greens Mill Road<br>Columbia, TN 38401 | New Owner | 105-14-142.00 |

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 29 day of October 2021.

Notary Public

My Commission Expires: 7/9/24
(Affix Seal)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Timothy Drinkwine, married and Kaydee Drinkwine f/k/a Kaydee Conniff, married,** hereinafter referred to as the Grantors, have this day quitclaimed unto **Timothy Drinkwine and Kaydee Drinkwine, husband and wife,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantors' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 20, Block 20, Yarbrough's Subdivision of Blocks 24, 25, 26, 29, 30 & part of 22, Woodland Plan, according to survey and plat of same appearing of record in Book 161, page 104, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to details and location of said lot.

Being the same property conveyed to Timothy Drinkwine, unmarried and Kaydee Conniff, unmarried, as joint tenants with right of survivorship by Warranty Deed from Coley Duncan and wife, Tara Lyn Duncan, dated August 6, 2007, recorded August 9, 2007, of

record in Instrument No. 20070809-0095666, Register's Office for Davidson County, Tennessee. The said Timothy Drinkwine and Kaydee Conniff have since become married and are now known as Timothy Drinkwine and Kaydee Drinkwine, husband and wife. It is the express intent of the parties to create a tenancy-by-the-entirety between the Grantees.

This is improved property known as: **2219 Lindell Avenue, Nashville, TN 37204.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors.

**IN WITNESS WHEREOF,** this instrument has been executed this the 28 day of October, 2021.

**GRANTORS:**

**Timothy Drinkwine**

**Kaydee Drinkwine, f/k/a Kaydee Conniff**

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Timothy Drinkwine and Kaydee Drinkwine, f/k/a Kaydee Conniff** the within named bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF,** this the 28 day of October 2021.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 29, 2021.

Tori Cole

Affiant Signature

Date: 10/29/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 29, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

