QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 763585 DEEDQC
12/01/2021 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0158343

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2021.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith A. Overstreet and Ryan Overstreet	SAME AS NEW OWNER	064-12-0A-518.00-CO
(NAME) 518 Knapp Farm Road	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Karen G. Overstreet, an unmarried woman,** hereinafter called the Grantor(s), has quitclaimed **Keith A. Overstreet, an unmarried man and Ryan Overstreet, joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, Unit No. 518, Fox Run Second Revision, part of Section 2 and First Revision - Part of Section 1, on the Plan of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith Overstreet by Warranty deed from Ronald G. Rains and wife, Jane G. Rains of record in Instrument No. 20070305-0026579 Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on March 05, 2007.

Being the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Keith Overstreet of record in Instrument No. 20140709-0060457, Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on July 09, 2014 and within the same deed the said Donald R. Barrett, Jr, Trustee conveyed his interest in the subject property to Keith A. Overstreet, Karen G. Overstreet and Ryan M. Overstreet, as Tenants in Common with Rights of Survivorship.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 518 Knapp Farm Road, Hermitage, TN 37076.

Witness my hand this 18th day of November, 2021.

Karen G. Overstreet

Karen G. Overstreet

State of TENNESSEE
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karen G. Overstreet, 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 18th day of November, 2021.

Notary Public
My commission expires: 4-13-22



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11-18-21.

Date

Affiant Signature

11-18-21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18 day of NOV, 20 21.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

