This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 779301 DEEDQC
12/23/2021 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211223-0169841

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kendra Sebeny and Kelly Sebeny	Kendra Sebeny and Kelly Sebeny	050-16-0A-001-00
349 Vailview Drive	349 Vailview Drive	
Nashville, TN 37207-2509	Nashville, TN 37207-2509	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

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, KENDRA SEBENY, and KELLY SEBENY formerly known as KELLY CUMMINGS, now a married couple, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto KENDRA SEBENY and KELLY SEBENY, a married couple, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 349 Vailview Drive, Nashville, TN 37207-2509, 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, and being more particularly described as follows, to wit:

Being all of Lot No. 1. of Skyline Village, according to plat and survey appearing of record in Instrument Number 20050418-0042718, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

This conveyance is made subject to Declaration of Protective Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20070705-0080250; Right of Way of a controlled access highway per consent judgment and final decree of record in Book 10558, page 218; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6167; page 257; Stormwater Detention Agreement of record in Instrument Number 20030610-0079895; Shared Use and Easement Agreement of record in Instrument No. 20120120-0005861, amended in Instrument No. 20120403-0028102; further

amended in Instrument No. 20140212-0012630; and to any and all matters shown on said plat and survey of record in Instrument No. 20050418-0042718; Charter for Skyline Homeowners of record in Instrument No. 20070627-0076879 and in Instrument No. 2001103-10119008, all of said Register's Office.

Tax ID No.: 050-16-0A-001-00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20150211-0012619, in the Office of the County Register of Deeds for Davidson County, Tennessee.

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 349 Vailview Drive, Nashville, TN 37207-2509.

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.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of December, 2021.

KENDRA SEBENY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KENDRA SEBENY, 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 13th day of December, 2021.

Notary Public
My Commission expires: 12/21/2024

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kelly Sebeny formerly known as Kelly Cummings

KELLY SEBENY formerly known as
KELLY CUMMINGS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KELLY SEBENY formerly known as KELLY CUMMINGS, 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 13th day of December, 2021.

Notary Public
My Commission expires: 12/21/2024

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 $10.00.

KENDRA SEBENY

KELLY SEBENY

Subscribed and sworn to before me this 13th day of December, 2021.

Notary Public
My Commission expires: 12/21/2024

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 12/13/2021 (date of document).

Affiant Signature

12/20/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of December, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL