Karen Johnson Davidson County
Batch# 787615 DEEDQC
01/11/2022 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220111-0003470

Name and Address of New Owner:
Send Tax Bills To:
Linda L. Sullivan and Cody N. Kelly
1028 Riverwood Village Boulevard
Hermitage, TN 37076

This Instrument Prepared By:
+Return to:
Tennessee Title Services LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 097 02 0A 006.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linda Sullivan, an unmarried woman** "the Grantor," convey and quitclaim unto **Linda L. Sullivan and Cody N. Kelly, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by a Surveyor's Certificate of Correction of record in Instrument No. 20081105-00110815, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda Sullivan, an unmarried woman, by Warranty Deed from Jazzmine M. Wright and husband, Brandon J. Wright, of record in Instrument No. 20190705-0065604, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 05, 2019.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of December, 2021.

Linda L. Sullivan (SEAL)
Linda Sullivan

STATE OF Maryland
COUNTY OF Montgomery

On this 27th day of December, 2021, before me personally appeared Linda Sullivan to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of December, 2021.

Susan R Yoffe
Notary Signature
My commission expires: 09/09/2022

SUSAN R. YOFFE
Notary Public - State of Maryland
Montgomery County
My Commission Expires Sep 9, 2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda L. Sullivan Linda L Sullivan
Cody N Kelly Cody N Kelly

STATE OF Maryland
COUNTY OF Montgomery

Sworn to and subscribed before me this 27th day of December, 2021.

Susan R Yoffe
Notary Signature
My commission expires: 09/09/2022

SUSAN R. YOFFE
Notary Public - State of Maryland
Montgomery County
My Commission Expires Sep 9, 2022

202201110003470

Certificate of Authenticity

I, Joshua A. Terry, 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 12/27/21.

Affiant Signature

01/04/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 01/04/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON