Karen Johnson Davidson County
Batch# 790377 DEEDQC
01/14/2022 10:14:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220114-0005771

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
LOLETA D. BRYANT 2309 FARRINGTON PL. ANTIOCH, TN 37013	NEW OWNER	163-07-0A-100.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That DELANCE GREEN, (being one and the same as DELANCE RONNELL GREEN) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 20D604 between, LOLETA DANYELL BRYANT, Plaintiff, being one and the same as LOLETA D. BRYANT) and DELANCE RONNELL GREEN, Defendant, does hereby demise, release, and forever quitclaim unto the said, LOLETA D. BRYANT, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 100 on the Plan of Final Plat, Ridgeview UDO, Phase One of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Timothy Hines, an unmarried man recorded on December 26, 2019, 20191226-0133304 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loleta D. Bryant and Delance Green, wife and husband, as tenants by the entirety, by Special Warranty Deed from SPH One LLC, a Delaware Limited Liability Company, of record in Instrument No. 20200803-0085308, recorded on August 3, 2020 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set on any applicable plat of record

This is improved property known as 2309 Farrington Pl, Antioch, TN 37013

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said LOLETA DANYELL BRYANT hereby agrees to pay and agrees to hold DELANCE GREEN harmless from a Deed of Trust and Subordinate Deed of Trust in favor of Acopia, LLC., said note bearing an original unpaid principal balance of $216,015.00, as evidenced by a Deed of Trust of record filed with Instrument Nos. 20200803-0085309 and 20200803-0085310 respectively, recorded on August 3, 2020 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DELANCE GREEN, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

DELANCE GREEN
Grantor

Sworn to and subscribed before me
this 24 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 11-07-2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LOLETA D. BRYANT, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

LOLETA D. BRYANT
Affiant/Grantee

Sworn to and subscribed before me
this 25th day of JUNE, 2021.

NOTARY PUBLIC

My Commission expires: Sept 7, 2021

KEVIN D. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.