Karen Johnson Davidson County
Batch# 795304 DEEDQC
01/26/2022 08:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220126-0009276

Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. 21238029R

21238029R-QCD

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CINDY LEE STEWART FREEMAN	CINDY LEE STEWART FREEMAN	155 16 0A 156.00
5133 TRACEWAY DRIVE NASHVILLE, TN 37221	5133 TRACEWAY DRIVE NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GUY THOMAS STEWART FREEMAN AND CINDY LEE STEWART FREEMAN, FORMERLY A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CINDY LEE STEWART FREEMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 316 ON THE PLAN OF TRACESIDE, SECTION SIX, OF RECORD IN BOOK 9700, PAGE 268, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO GUY THOMAS STEWART-FREEMAN AND WIFE, CINDY LEE STEWART-FREEMAN, BY VIRTUE OF WARRANTY DEED FROM BRYNDON M. RUSHING AND ALLISON H. RUSHING, DATED JANUARY 8, 2008, RECORDED JANUARY 9, 2008, IN INSTRUMENT: 20080109-0002874.

Property known as, 5133 TRACEWAY DRIVE, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4 day of January 20 22

Guy Thomas Stewart Freeman

GUY THOMAS STEWART FREEMAN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **GUY THOMAS STEWART FREEMAN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 09/04/24

VALUATION AFFIDAVIT

I, or 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.

Cindy Lee Stewart Freeman
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 4th day of January, 2022

Notary Public
My commission expires: 09/03/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 4 day of January 2022

Cindy Lee Stewart Freeman
CINDY LEE STEWART FREEMAN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **CINDY LEE STEWART FREEMAN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 07/06/24

Tennessee Certification of Electronic Document

I, WYNTER CONNELL, 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 **01/17/2022** (date of document).

Affiant Signature

01/18/2022
Date

State of FL

County of BREVARD

Sworn to and subscribed before me this **18** day of **01**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: OCT 15, 2025

NOTARY'S SEAL

SHANNON M HAHN
Notary Public - State of Florida
Commission # HH 187002
My Comm. Expires Oct 15, 2025
Bonded through National Notary Assn.