Karen Johnson Davidson County
Batch# 811452 DEEDQC
02/25/2022 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220225-0021722

QUITCLAIM DEED

FROM: Crystal Silvera **TO: Lisa Connolly**

This instrument prepared by Katie Ovalle, 1321 Murfreesboro Pike Suite 400, Nashville, TN 37217

NEW OWNER:	*SEND TAX BILL TO:*	*MAP-PARCEL:*
Lisa Connolly	Lisa Connolly	53-17-102.1
1415 Pawnee Trail	1415 Pawnee Trail	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and for other good and valuable consideration, receipt of which is hereby acknowledged and deemed sufficient, and for the express purpose of creating a fee simple title in Lisa Connolly, **I, Crystal Silvera**, Grantor, by these presents do hereby quitclaim and convey unto **Lisa Connolly,** Grantee, her successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, in Davidson County, Tennessee, to-wit:

Being the southeasterly 28 feet of Lot No. 9 and the northwesterly 36 feet of Lot No. 10 on the Map of Nawakwa Hills, as of record in Book 843, pages 36 and 37, Register's Office for said county.

Said parts of said Lots Nos. 9 and 10 adjoin and front together 64 feet on the northeasterly side of Pawnee Trail and extend back between lines, approximately 236.72 feet on the northwesterly side of said part of Lot No. 9 and approximately 241.68 feet on the southeasterly side of said part of Lot No. 10, to a dead line in the rear, measuring 64 feet thereon.

Being the same property conveyed to Robert R. Poe and wife, Sara Ferguson Poe, and Bert C. Ferguson and wife, Janelle Melton Ferguson, by deed from Clifton Carter, Jr., and wife, Jean Carter, or record in Book 3899, page 803, said Register's Office.

Being the same property vested by Donald Connolly, by the deed of record in Book 20210923, Page 0128235 Register's Office for Davidson County, Tennessee.

This is improved property known as 1415 Pawnee Trail, Madison, TN 37115.

Said property is conveyed subject to such liens, encumbrances and restrictions as may affect the property.

WITNESS my hand this 27 day of January, ~~2021~~ 2022

Crystal Silvera

Crystal Silvera

202202250021722

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, Teri L. Neblung, a Notary Public in and for said County and State, the within named Crystal Silvera the Bargainer, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Regions Bank, this 27 day of January, ~~2016~~ 2022

Notary Public

My commission expires: 6/7/2025

TERI NEBLUNG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires June 7, 2025

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Crystal Silvera
Affiant

Sworn and subscribed to before me this 27 day of January, ~~2016~~ 2022

Notary Public

My commission expires: 6/7/2025

TERI NEBLUNG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires June 7, 2025

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CERTIFICATE OF AUTHENTICITY

I, Katie Ovalle, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law.

Katie Ovalle

Katie Ovalle

State of Tennessee)
County of Davidson)

Personally appeared before me, David J. Tarpley, a notary public in and for this county and state, Katie Ovalle, with whom I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 13 day of September, 2021.

Notary Public

My commission expires:

David J Tarpley
State of Tennessee
Notary Public
Davidson County
My Commission Expires March 8, 2022