Prepared by:
Hywater Title
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 812584 DEEDQC
02/28/2022 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220228-0022535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Patricia A. Miller
Affiant

Subscribed and Sworn before me this 18th day of February, 2022.

Notary Public
My commission expires: 11.22.25

JOANNA W FOWLER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cristina Smith 1037 Mallow Drive Madison, TN 37115	New Owner	073-05-0-028

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Bruce de'Monte Sebree and Mario Ramerio Sebree,** hereinafter collectively the Grantor, by these presents, does hereby quitclaim and convey unto **Cristina Marie Sebree n/k/a Cristina Smith,** hereinafter the Grantee, all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Virginia Manor, as of record in Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Cristina Marie Sebree aka Cristina Smith by Corrected Quitclaim Deed from Margaret L. Sebree Albin, with the grantor retaining a life estate, dated October 8, 2004 and recorded November 22, 2004, appearing of record in Instrument No. 20041122-0139645, Register's Office for Davidson County, Tennessee. The said Margaret L. Sebree Albin having since died on November 29, 2021, leaving Cristina Smith as sole owner.

Also being all of the same property conveyed to Bruce de'Monte Sebree and Mario Ramerio Sebree and Cristina Marie Sebree by Quitclaim Deed from Margaret L. Sebree Albin, a single woman, with the grantor retaining a life estate, of record in Instrument No. 20010912-0099600, dated March 30, 2001 and recorded September 12, 2001, said Register's Office.

This property is improved property known as **1920 Avalon Drive, Nashville, TN 37216.**

Executed under seal this 16th day of February, 2022.

Bruce Sebree

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 16th day of February, 2022, before me personally appeared Bruce Sebree, 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 16th day of February, 2022.

Notary Signature
My commission expires: 11-22-25

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Executed under seal this 18th day of February, 2022.

Mario Sebree

Mario Sebree

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

ppm

On this 18th day of February, 2022, before me personally appeared Mario Sebree, 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 18th day of February, 2022.

Notary Signature
My commission expires: 11-22-25

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 2-18-22 (date of document).

Jami K. Averwater
Signature

2-18-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of February, 2022

Notary Public
My Commission Expires: 11-22-25
Seal

