Karen Johnson Davidson County
Batch# 819980 DEEDQC
03/11/2022 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028211

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mark and Dana Sullinger	(NAME) NEW OWNER	109-5-D-50 CO
(STREET ADDRESS)		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Matt Sullinger, a single man,** Grantors, does hereby quitclaim and convey unto **Mark Sullinger and Dana Sullinger, husband and wife**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in **DAVIDSON** County, Tennessee, as follows:

Situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1736 in The Cottages at Willams Bend, a Private Element Horizon Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Sullinger and Dana Sullinger, husband and wife and Matt Sullinger, a single man as Joint Tenants with right of survivorship by Deed dated August 22, 2012 from First Horizon Home Loans, a division of First Tennessee Bank National Association, recorded September 11, 2012, in Instrument Number 20120911-0082217, Register's Office of Davidson County, Tennessee.

The property address is: 1736 Lincoya Bay Dr., Nashville, TN 37214.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 1 day of March, 2022.

Affiant

My commission expires: 3/6/24 (Affix Seal)

Notary Public

Witness my hand this 1 day of March, 2022.

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Matt Sullinger

STATE OF Missouri
COUNTY OF Christian

On this 1 day of March, 2022, before me personally appeared **Matt Sullinger**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 1 day of March, 2022.

Notary Public

July 24th, 2023
My Commission Expires:

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JACOB LEONARD FOX
My Commission Expires
July 24, 2023
Christian County
Commission #19384715

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/01/2022 (date of document).

Affiant Signature

3/3/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY