Karen Johnson Davidson County
Batch# 823778 DEEDQC
03/17/2022 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220317-0031340

Name and Address of New Owner:
The Pelly Revocable Trust
722 Mill Creek Meadow Drive
Nashville, TN 37214

Send Tax Bills To:
Renasant Bank C/O Central Loan Administration & Reporting
P.O. Box 202028
Florence, SC 29502-2028

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
Map & Parcel No: 095-02-0C-041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pierce L. Scott, married, and Kelly A. Cypher N/K/A Kelly A. Scott, married, as tenants in common with rights of survivorship,** "the Grantors," convey and quitclaim unto **Pierce L. Scott and Kelly A. Scott, Trustees of the Pelly Revocable Trust dated December 21st, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 41, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Riverwalk Land Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20180306-0021210, Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 06, 2018, as corrected by Scrivener's Affidavit of record in Instrument No. 20180307-0021681

Being the same property conveyed to Pierce L. Scott, unmarried, and Kelly A. Cypher, unmarried, as tenants in common with rights of survivorship, by Warranty deed from Riverwalk at Mill Creek Homes, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200330-0033831, Register's Office for Davidson County, Tennessee, dated March 25th, 2020 and recorded on March 30th, 2020. ***Pierce L. Scott and Kelly A. Cypher are now married. Kelly A. Cypher is now known as Kelly A. Scott.***

This is improved property known as: 722 Mill Creek Meadow Drive, Nashville, Tennessee, 37214.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 2 day of February, 2022.

(SEAL)
Pierce L. Scott

Kelly Scott (SEAL)
Kelly A. Cypher N/K/A Kelly A. Scott

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Pierce L. Scott and Kelly A. Cypher, N/K/A Kelly A. Scott**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of February, 2022.

ALEC WITHERING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: Jan 6, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8 day of February, 2022.

Julia C. Goebel
Notary Public
My commission expires: 11/11/2025

NOTARY PUBLIC
STATE OF OHIO

JULIA C. GOEBEL
Notary Public, State of Ohio
My Commission Expires
November 11, 2025
COMMISSION: 2015-RE-551359

Certificate of Authenticity

I, Jacob G. Samad, 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 2/2/2022.

Date

Affiant Signature

3/9/2022
Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 9 day of March, 2022.

Notary's Signature

My Commission Expires: 2/28/2027
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

CECILIA DOWLING
Notary Public, State of Ohio
My Commission Expires
February 28, 2027