This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 828112 DEEDQC
03/24/2022 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220324-0034090

State of TN }
County of Davidson

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

Kristin James
Affiant Signature

Subscribed and sworn to before me on this the 8th day of March 2022

Anna Bates
Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Rick Harris Freeman
2870 Lyncrest Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Rick Harris Freeman
2870 Lyncrest Drive
Nashville, TN 37214
MAP AND PARCEL NUMBER: 09613011700

QUITCLAIM DEED

22NT00241

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Rick Harris Freeman a single man and Shanon Freeman, a single woman, Tenants in Common with Right of Survivorship

By these presents do remise, release and **QUITCLAIM** unto

Rick Harris Freeman a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Twin Lawn, Section Two, as of record in Book 2854, Page 44, Register's Office for Davidson County, Tennessee, as corrected by an instrument of record in Book 2909, Page 117, said Register's Office, described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common front corner of Lots 3 and 4 on said plan; thence northerly with the line between said two lots 176.4 feet to the southerly margin of Twin Lawn Subdivision of record in Book 2331, Page 9, said Register's Office; thence westerly with the southerly margin of said Subdivision 110 feet to the easterly margin of Kent Road; thence southerly with the easterly margin of same 94.1 feet to a concrete monument; thence continuing in the same direction 57.72 feet to a concrete monument, the beginning of a curve; thence southeasterly around said curve 39.27 feet to a concrete monument in the northerly margin of Lyncrest Drive; thence easterly with the margin of said Drive 81.39 feet to the point of beginning.

Being the same property as conveyed to Rick Harris Freeman a single man and Shanon Freeman, a single woman, Tenants in Common with Right of Survivorship by Warranty Deed from Vilma Sivirichi, a single woman, Vanessa M. Chang, a married woman, and Monica C. Chang, a single woman dated 11/14/2019 recorded 11/15/2019 in Book NA, Page NA, as Document Number 20191115-0118228, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2870 Lyncrest Dr, Nashville, TN 37214-3564

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 our hands this 8th day of March, 2022.

Rick Freeman

Rick Harris Freeman

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rick Harris Freeman** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2022.

Carol B Christian

Notary Public

My Commission expires: 1/16/2024.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Shanon Freeman

Shanon Freeman

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shanon Freeman,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2022.

Carol B Christian

Notary Public

My Commission expires: 1/16/2024.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Anna Bates 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 3/8/22 (date of document).

Anna Bates
Affiant Signature

3/16/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of March, 2022.

(SEAL)
COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: