QUITCLAIM DEED

Karen Johnson
Batch# 829333
03/28/2022 09:18:28 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20220328-0035160

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Franklin Donnell	SWBC Mortgage Corp.	149-02-0-015.00
(NAME)	(NAME)	
2120 Aileen Drive	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bobby Franklin Donnell,** hereinafter called the Grantor(s), have quitclaimed unto **Bobby Franklin Donnell and Angela Y. Donnell, as joint tenants with the rights of survivorship,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Cottage Hills, Section 1, of record in Book 4860, Page 83, Register's Office for said County.

SAID Lot No. 23 fronts 221 feet on the westerly margin of Aileen Drive and extends back 235.1 feet on the southerly line and 237.51 feet on the northerly line to a dead line in the rear, measuring 101.69 feet thereon.

Being the same property Bobby Donnell and Angela Y. Donnell, as joint tenants with the rights of survivorship from Bobby Donnell, by Quitclaim Deed on June 26, 2020, of record in Instrument Number 20200826-0096582, Register's Office for Davidson County, Tennessee and further conveyed to Bobby Franklin Donnell by Quitclaim Deed from Angela Y. Donnell, dated January 21, 2022 and filed for record as Instrument No. 20220127-0009863 in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2120 Aileen Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 21st day of January, 2022.

Bobby Franklin Donnell

State of Tennessee
County of Davidson

Personally appeared before me Bobby Franklin Donnell, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2022.

Notary Public
My Commission Expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202112027