This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Taylor C. Grills BPR 036030
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before
me this 15 day of March 2022 ~~2021~~.

Notary
Commission Expires: 3/7/26

QUITCLAIM DEED

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Theresa Lynn Kinney and Andrew Will Parker 1540 Eller Drive Nashville, TN 37221	NEW OWNER	142 13 0A 007.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Theresa L. Kinney, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Theresa Lynn Kinney and Andrew Will Parker, joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 7 on the PHASE 1 & BOUNDARY PLAT OF RIVERSIDE as of record in Book 6900, Page 490-492, as revised in Book 6900, Page 784 and Surveyor certificate of correction recorded in Instrument No. 20040506-0052081 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theresa L. Kinney, an unmarried woman, by Warranty Deed from Brian Wilcoxson and Kacey Wilcoxson, husband and wife,

Karen Johnson Davidson County
Batch# 833060 DEEDQC
04/01/2022 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220401-0037925

dated July 31, 2020 and recorded on August 4, 2020 in Instrument No. 20200804-0086135, said Register's Office.

Subject to all matters of record.

Being also known as 1540 Eller Drive, Nashville, TN 37221.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 25 day of March, 2022.

Theresa L. Kinney

Theresa L. Kinney

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa L. Kinney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

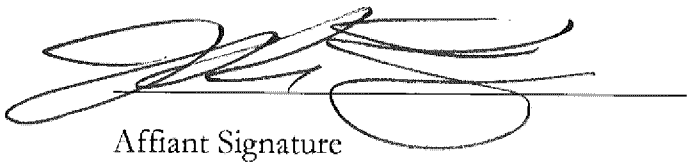
Witness my hand and official seal this 25 day of March, 2022.

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 3/7/26

Certificate of Authenticity

I, Joshua A. Terry, 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 3/25/2022.



Affiant Signature

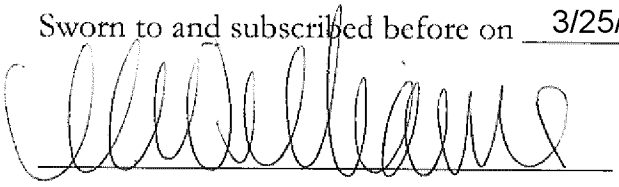
3/25/2022

Date

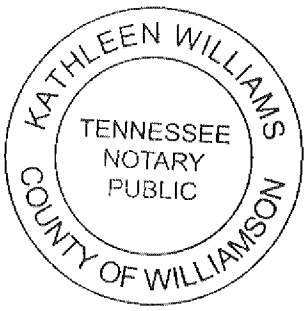
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/25/2022.



Notary Public



My Commission Expires: 5.23.23