Name and Address of New Owner:
The required group
18 Harbor cove dr.
Old Hickory TN 37138
Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 835518 DEEDQC
04/06/2022 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220406-0039738

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 54 14 A 18.00 CO

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, **Darren Hartman Kennedy,** "the Grantor," convey and quitclaim unto **The Required Group, a General Partnership,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY , TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF FINAL PLAT BRANDYWINE HARBOR OF RECORD IN PLAT BOOK 11700, PAGE 38, 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 THE SAME PROPERTY CONVEYED TO PATRICK L. CHALMERS BY WARRANTY DEED FROM JASON P. GULLO, RECORDED ON OCTOBER 30, 2015, OF RECORD IN INSTRUMENT NO. 20151030-0110543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 18 HARBOR COVE DR., OLD HICKORY, TN 37138.

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantor have executed this Quitclaim Deed on the 18th day of June, 2021.

(SEAL)
Darren Hartman Kennedy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Darren Hartman Kennedy** , 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 18th day of June, 2021.

Notary Public
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
15th day of June, 2021.

Notary Public
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File # 2021-2667

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 382 ON THE PLAN OF HAYNES MANOR, SECTION 3 AS OF RECORD IN DEED BOOK 4175, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 382 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF AUGUSTA DRIVE AND RUNS BACK 158.38 FEET ON THE WESTERLY LINE AND 124.5 FEET ON THE EASTERLY LINE TO A DEAD LINE MEASURING 111.64

Being the same property conveyed to Adrienne Battle by deed of record as Instrument No 20060308-0027230 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adrienne Renae Battle Kennedy and Darren Hartman Kennedy by deed from Patrick L. Chalmers of Record as Instrument No. 20210618-0082773, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 6/15/21 (date of document).

Affiant Signature

3/10/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

MY COMMISSION EXPIRES: 1/6/25