Karen Johnson Davidson County
Batch# 836162 DEEDQC
04/07/2022 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220407-0040631

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Rob Callaghan
1428 Aversboro Road
Suite A
Garner, NC 27529

File No.: 22VLT-0083TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Brittany Irby 3944 Hoggett Ford Road Hermitage, TN 37076	Brittany Irby 3944 Hoggett Ford Road Hermitage, TN 37076	097-02-0A-242-00

THIS INDENTURE made this 28 day of March, 2022 between,

Brittany Irby, an unmarried woman and Shirley Patrice Hobson, an unmarried woman, First Parties

and

Brittany Irby, an unmarried woman , Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See attached legal as Exhibit "A"

Being the same property conveyed to BRITTANY IRBY, AN UNMARRIED WOMAN AND SHIRLEY PATRICE HOBSON, AN UNMARRIED WOMAN

by LACIE TURNER JOHNSON, MARRIED

in an instrument dated July 17, 2020 and recorded July 21, 2020 in Instrument 20200721-0079729.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 28 day of May, 22.

Brittany Irby

STATE OF TN

COUNTY OF Davidson

I, Louis N Ogiemudia, a Notary Public for the County of Davidson and State of TN, do hereby certify that Brittany Irby personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 9-6-22

(SEAL)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Brittany Irby

Subscribed and sworn to before me this 28 day of May, 2022.

Notary Public

My Commission Expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 28 day of May, 22.

Shirley Patrice Hobson

STATE OF TN

COUNTY OF Davidson

I, Louis N Ogiemudia, a Notary Public for the County of Davidson and State of TN, do hereby certify that Shirley Patrice Hobson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 9-6-22

(SEAL)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 242 ON THE PLAN OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3B, REVISION ONE OF RECORD IN INSTRUMENT NO. 201205020037433, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND CERTIFICATE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 097-02-0A-242-00

Commonly known as 3944 Hoggett Ford Road, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

This being the same property conveyed to BRITTANY IRBY, AN UNMARRIED WOMAN AND SHIRLEY PATRICE HOBSON, AN UNMARRIED WOMAN

by Warranty Deed of LACIE TURNER JOHNSON, MARRIED

dated July 17, 2020 and recorded in Instrument 20200721-0079729, in the Register of Deeds for Davidson County, Tennessee.

I, Dillon Del Favero, 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 03/28/2022

Dillon Del Favero

Date 03/31/2022

State of North Carolina

County of Wake

Sworn to and subscribed before me this
03/31/2022

Notary's Signature
MY COMMISSION EXPIRES:

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024