QUITCLAIM DEED

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beverly Davenport, Dennis Davenport, Teressa D. Broander, and Deana D. Ivey	**Same**	
(NAME)	(NAME)	
1724 Championship Blvd.		**02607006600**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BEVERLY DAVENPORT (F/K/A BEVERLY DAVENPORT SYPHER), UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BEVERLY DAVENPORT, UNMARRIED, DENNIS DAVENPORT, UNMARRIED, TERESSA D. BROANDER, MARRIED, AND DEANA D. IVEY, MARRIED, HOLDING TITLE TOGETHER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 172 on the Plan of Windsor Green, Phase One, Section Three of record in Plat Book 6250, Page 46, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Davenport Sypher, married, by Warranty Deed from Matthew G. Johnson and Melissa A. Johnson, husband and wife dated March 10, 2004 and filed for record on March 18, 2004 in Instrument No. 20040318-0031129, Register's Office for Davidson County, Tennessee. Said Beverly Davenport Sypher has since divorced and is now known as Beverly Davenport. This property was never used as a primary or marital residence of Grantor.

This conveyance is subject to Conveyance of Common Area of record in Book 7864, Page 369 and to HOA Charter of record in Book 6396, Page 542 and Book 8192, Page 65, all of record of the said Register's Office.

Restrictive Covenants of record in Deed Book 6406, Page 929, Register's Office of said County. By-Laws filed of record in Book 6406, Page 942, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all restrictions and easements as shown of record.

This is **improved** property known as: **103 Heathcote Court, Goodlettsville, Tennessee 37072.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 842160 DEEDQC
04/19/2022 01:35:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220419-0045098

Witness our hands this the 13 day of April, 2022.

Beverly Davenport Sypher

Beverly Davenport Sypher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 13 day of April, 2022.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023