PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2022.

Notary Public
My Commission Expires: 3/11/25

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL

Address New Owner	Send Tax Bills	Map-Parcel Numbers
900 Avery Green Court, LLC **210 Harbor Drive** **Hendersonville, TN 37075**	**Same**	**053 16 0 294.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Ginger Sharp and Joshua Smith have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto 900 Avery Green Court, LLC, a Tennessee Limited Liability Company, its successors and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 38 on the Plan of Jackson's Landing Estates, Section Two, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Ginger Sharp and Joshua Smith by deed from Michael K. Westveer and wife, Dana L. Westveer, of record in Instrument No. 20170803-0079142, Register's Office for Davidson County, Tennessee.

This is improved property known as 900 Avery Green Court, Old Hickory, Tennessee 37138.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 851064 DEEDQC
05/05/2022 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220505-0051851

WITNESS my hand this 1st day of April, 2022.

Joshua Smith

Ginger Sharp

STATE OF TENNESSEE
COUNTY OF ~~Tennessee~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Smith and Ginger Sharp the bargainor(s), 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 at Goodlettsville, Tennessee, this 1st day of April, 2022.

Joy Farmer
Notary Public

My Commission expires March 1, 2025

JOY FARMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 1, 2025

I, Emily Hobby, 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 this 26th day of April 2022

Emily Hobby

Dated April 26, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 26th day of April, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY