THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2022.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 878760 DEEDQC
06/27/2022 11:28:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220627-0073343

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kellie W. Babischkin and Zachry R. Babischkin 4040 Sweetberry Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 181-01-0B-214.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kellie S. Wilburn, single woman, now known as Kellie W. Babischkin, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kellie W. Babischkin and Zachry R. Babischkin, wife and husband**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Phase Four, Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20070205-0014763, 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 Kellie S. Wilburn, a single woman by Warranty Deed from Ryan D. Smith and Rachel C. Smith, Husband and Wife, dated January 18, 2022 and recorded on January 19, 2022 in Instrument No. 20220119-0007377, in the Register's Office of Davidson County, Tennessee.

Kellie S. Wilburn and Kellie W. Babischkin being one and the same. Kellie S. Wilburn now known as Kellie W. Babischkin.

This is improved property known as: **4040 Sweetberry Drive, Nashville, TN 37211.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2022.

Kellie W. B

Kellie S. Wilburn, now known as Kellie W. Babischkin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 24th day of June, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024