22-4420

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 889455 DEEDQC
07/15/2022 10:42:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220715-0081404

STATE OF TN
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2022

Notary Public

My Commission Expires: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 10-26-25

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Mark Champion Amanda Katherine Champion 485 Canton Pass Madison, TN 37115	Same as new Owner	05305003400

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Mark Champion and Tracy Champion, hereinafter called the GRANTOR(S), does hereby quitclaim and convey to Mark Champion and Amanda Katherine Champion, husband and wife, and called the GRANTEE, all right, title and interest, they have in the property:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 119, on the plan of Section 3, Sequoia Valley, as shown on plat appearing of record in Plat Book 4460, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate details of said lot.

Being the same property conveyed to Mark Champion and Tracy Champion, husband and wife by Deed dated October 31, 2014 from Cynthia D. Buford, unmarried, recorded November 5, 2014, in Instrument Number 20141105-0102112, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 485 Canton Pass, Nashville, TN 37115

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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, the GRANTORS have hereunder set their hand(s) this 30th day of June, 2022.

Mark Champion

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Mark Champion** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 30th day of June, 2022.

NOTARY

MY COMMISSION EXPIRES: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 7 day of July, 2022.

Tracy L Champion

Tracy Champion

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Tracy Champion** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 7 day of July, 2022.

Deborah Hudnall

NOTARY

MY COMMISSION EXPIRES: 09-19-2025

Deborah Hudnall
Notary Public
Maricopa County, Arizona
My Comm. Expires 09-19-2025
Commission No. 613576