Karen Johnson Davidson County
Batch# 897346 DEEDQC
08/02/2022 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220802-0087854

Return To:
John Andrew Quinn and Emily Elizabeth Quinn
2422 Dundee Lane,
Nashville, TN 37214

Order Number:
72594427–
83623376

# QUITCLAIM DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 28th day of July, 2022, by and between **JOHN ANDREW QUINN, a married man**, hereinafter known and referred to as **GRANTOR**, and JOHN ANDREW QUINN and EMILY ELIZABETH QUINN, husband and wife, as tenants by the entirety, whose tax mailing address is 2422 Dundee Lane, Nashville, Tennessee 37214, hereinafter known and referred to as **GRANTEE;**

**W I T N E S S E T H :**

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 217 ON THE PLAN OF REVISION OF SECTION ONE, SUNSET VIEW OF RECORD IN PLAT BOOK 2663, PAGE(S) 27 AND 28, IN THE 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 parcel conveyed to JOHN ANDREW QUINN, unmarried man, from SAM WILLIAMS, Administrator of The ESTATE OF JOAN WILLIAMS, SAM WILLIAMS, AMANDA WILLIAMS MCMAHAN, and JENNIFER WILLIAMS LOCKMILLER, by virtue of a Deed dated June 25, 2019, recorded June 27, 2019, as Instrument No. 20190627-0062763 County of Davidson, State of Tennessee.

Assessor's Parcel No: 073-12-0-047

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is





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required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

**JOHN ANDREW QUINN**

STATE OF TN )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 28th day of July, 2022, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **JOHN ANDREW QUINN**.

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Adrienne Mims
Notary Public
My Commission Expires: 1/8/2024



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**IN THIS OATH OF CONSIDERATION,** I, or we, as Grantees hereby swear or affirm that the actual consideration for this transfer is $0.00, to the best of the Grantees' knowledge, information and belief.

**JOHN ANDREW QUINN**

**EMILY ELIZABETH QUINN**

STATE OF TN )
)
Davidson COUNTY )

The undersigned, a Notary Public, does certify that on this 28th day of July, 2022, the foregoing Oath of Consideration was produced to me and was sworn to, acknowledged and delivered by **JOHN ANDREW QUINN and EMILY ELIZABETH QUINN.**

ADRIENNE MIMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Adrienne Mims
Notary Public
My Commission Expires: 1/8/2024

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
John Andrew Quinn and Emily Elizabeth Quinn
2422 Dundee Lane,
Nashville, TN 37214

Property Owner and Address:
John Andrew Quinn and Emily Elizabeth Quinn
2422 Dundee Lane,
Nashville, TN 37214

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402



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**Tennessee Certification of Electronic Document**

I, Sam Rider, 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 7/28/2022 (date of document).

Affiant Signature

Aug 1, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jan. 29, 2025
Acting in the County of WAYNE