State of Tennessee

Rev. 1343D0B

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:
Terry Emery
2021 Kirkwall Drive
Nolensville, TN 37135

After recording, mail document
and tax statements to:
Terry Keith Emery, Toni Lynette Emery
2021 Kirkwall Drive
Nolensville, TN 37135
187090A00600CO

Karen Johnson Davidson County
Batch# 904318 DEEDQC
08/17/2022 08:54:59 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20220817-0093052

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 01 day of April, 2022 (the "Effective Date") between Terry Keith Emery (the "Grantor"), an individual whose mailing address is 2021 Kirkwall Drive, Nolensville, TN 37135, and Terry Keith Emery, Toni Lynette Emery (the "Grantee"), a married couple whose mailing address is 2021 Kirkwall Drive, Nolensville, TN 37135.

WITNESSETH, that the Grantor, for and in consideration of the sum of $0.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County TN, being Lot No. 6 on the Plan of Phase Two, Burkitt Village of record Plat at Instrument No. 20200910-0103205.

The Property is the homestead of the Grantor.

~~TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.~~

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 6th day of May, 2022.

Grantor Signature	Terry Keith Emery **Grantor** Name
Grantee (Spouse) Signature	Terry Keith Emery **Grantee (Spouse)** Name
Toni Lynette Emery **Grantee (Spouse)** Signature	Toni Lynette Emery **Grantee (Spouse)** Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE.

COUNTY OF DAVIDSON.

On this day, personally appeared before me, Terry & Toni Emery, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 10th day of May, 20 22.

Notary's Public Signature

AMANDA IZZI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. NOV. 16, 2024

Nov 16 2024 **(Date)**

My Commission Expires

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ Ø .

Affiant

Subscribed and sworn before me, this 17th day of AUGUST, 2022.

Notary

KARA PALK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JUNE 02, 2026

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $414,817.00. Affiant Subscribed and sworn to me on May 14, 2021. NOTARY PUBLIC

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 15, 2024

Karen Johnson Davidson County
Batch# 636941 DEEDWARR
05/14/2021 03:43:08 PM 3 pgs
Fees: $18.00 Taxes: $1,534.82

20210514-0065689

THIS INSTRUMENT WAS PREPARED BY
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34125

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Terry Emery 2021 Kirkwall Drive Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-09-0A-006.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Terry Emery, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase Two, Burkitt Village of record in Plat at Instrument No. 20200910-0103205, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Y & H, G.P., a Tennessee General Partnership (aka Y & H Tennessee Partnership) and Rachel Yazdian Spielman (formerly known as Amy Yazdian) and Amy Yazdian Pearl of record in Instrument No. 20190322-0026350 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.