This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Ave.
Suite 105
Nashville, TN 37203
File Number: 6-18613-KS

Karen Johnson Davidson County
Batch# 905381 DEEDQC
08/18/2022 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220818-0093818

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This conveyance is tax exempt. T.C.A. § 67-4-409(a)(1)(C)(i)(a). No oath of value is required. T.C.A. § 67-4-409(a)(1)(E).

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 18th day of August 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Renee Hitchcock 1829 Amesbury Lane Nashville, TN 37221	New Owner	141 05 0A 682.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **William Hitchcock, unmarried**, (Grantor) do hereby quitclaim unto **Renee Hitchcock, unmarried**, (Grantee), all my interest in the following property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 682 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Hitchcock and Renee Hitchcock, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated September 28, 2018 and recorded on October 1, 2018 as Instrument No. 20181001-0097108, Register's Office for Davidson County, Tennessee.

William Hitchcock is one and the same person as William Terrance Hitchcock. Renee Hitchcock is one and the same person as Renee Fiander Hitchcock. The parties were divorced on January 5, 2022. See Final Decree, Docket No. 21D-1471, Fourth Circuit Court of Davidson County Tennessee.

This is improved property known as: 1829 Amesbury Lane, Nashville, TN 37221.

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.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used herein is drawn from the Grantor's vesting deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August 2022.

GRANTOR:

William Hitchcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William Hitchcock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August 2022.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission expires: 3-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 August 18, 2022

Storey Carver
Affiant Signature

8/18/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of August 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

