THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 918074 DEEDQC
09/16/2022 03:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220916-0103690

STATE OF Tennessee

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2022.

Notary Public

My commission expires: 10/22/23

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly A. Elliott	**New Owner**	**14905006000**
4740 Volunteer Dr.	4740 Volunteer Drive	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James R. Elliott,** " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Kimberly A Elliott,** herein called "GRANTEE(S)", her successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 132, Section One, Terragon Trails, of record in Book 4860, Page 61, as amended in Book 7854, Page 227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James R. Elliott and wife, Kimberly A. Elliott, by Warranty Deed from Harry F Flemmings, Jr and wife, Teresa D Flemmings, dated August 26, 1997, of record in Book 10585, Page 274, in the Register's Office for Davidson County, Tennessee. The parties have since divorced. Reference is further made to Final Decree of Divorce in Circuit Court for Davidson County, Tennessee Docket No. 17D1515.

This is **improved** property known as: **4740 Volunteer Dr., Antioch, TN 37013.**

WITNESS my/our hand(s) this 14th day of September, 2022.

James R. Elliott

James R. Elliott

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, **James R. Elliott,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2022.

Notary Public

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 11/22/23

Page 2 of 2

I, Andy Maloney, 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 9/14/2022 (date of document).

Affiant Signature

Date 9/14/2022

State of TN

County of Williamson

Sworn to and subscribed before me this 14 day of September 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/23

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY