Karen Johnson Davidson County
Batch# 927177 DEEDQC
10/10/2022 09:01:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221010-0110966

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Savannah Teets	SAVANNAH TEETS	181-14-0A-229.00 CO
8704 Ambonnay Drive	8704 AMBONNAY DR	
Brentwood, TN 37027	BRENTWOOD, TN 37027	

QUITCLAIM DEED

Exempt Pursuant to §67-4-409(a)(3)(E) and §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DYLAN CONNORS, divorced-not remarried, and SAVANNAH TEETS, divorced-not remarried, and MARK TEETS, a married man, who is joined herein by spouse BRITTANY C. TEETS, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SAVANNAH TEETS, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 8704 Ambonnay Drive, Brentwood, TN 37027, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, , and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 137, as shown on the Map entitled The Plan of Villas at Concord Place, Phase 4, as shown as Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 181-14-0A-229.00 CO

Being all that certain property conveyed from Cornelius J. McMahon and Kathleen G. McMahon, husband and wife to Dylan Connors and Savannah Teets, husband and wife and Mark Teets, a married man, as joint tenants by the deed dated June 9, 2021 and recorded June 11, 2021

as Instrument Number 20210611-0078974, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Divorce: That Dylan James Connors v. Savannah Marie Teets, were divorced on 08/31/2022 as shown of record in Case No. 22D-832 filed in the in the Third Circuit Court of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 8704 Ambonnay Drive, Brentwood, TN 37027.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of September, 2022.

DYLAN CONNORS

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF HILLSBOROUGH

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DYLAN CONNORS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14 day of September, 2022.

Notary Public
My Commission expires: 09/19/2025

ROBERT VALENTIN
MY COMMISSION # HH 176383
EXPIRES: September 19, 2025
Bonded Thru Notary Public Underwriters

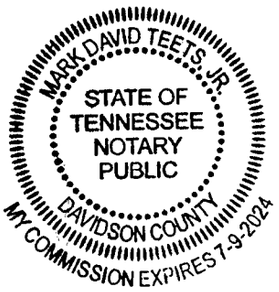
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of September, 2022.

MARK TEETS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARK TEETS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19 day of September, 2022.

Notary Public
My Commission expires: 7-9-2024



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of 9-23-22, 2022.

Brittany Teets
BRITTANY C. TEETS

STATE OF OHIO
COUNTY OF Franklin

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that BRITTANY C. TEETS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23rd day of September, 2022.

Annette M Walker
Notary Public
My Commission expires: March 15, 2023

ANNETTE MICHELLE WALKER
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES MARCH 15, 2023

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 03 day of October, 2022.

Savannah Teets
SAVANNAH TEETS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SAVANNAH TEETS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 3RD day of OCTOBER, 2022.

Notary Public
My Commission expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Savannah Teets
SAVANNAH TEETS

Subscribed and sworn to before me this 3RD day of OCTOBER, 2022.

Notary Public
My Commission expires: 10TH 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Tammy Merritt, 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 09/23/2022 (date of document).

Tammy Merritt
Affiant Signature

09/23/2022
Date

State of PA

County of Washington

Sworn to and subscribed before me this 7th day of October, 2022.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries