Karen Johnson Davidson County
Batch# 927244 DEEDQC
10/10/2022 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221010-0111051

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 19 day of Sept, 2022.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd. Ste. 102, Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katharine Sarah Irvin and Nik Kingman	**New Owner**	**075-12-0F-076.00-CO**
735 Tulip Grove Rd. Unit 213	" "	
Hermitage, TN 37076	" "	

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Katharine Sarah Irvin, unmarried woman** (hereinafter the "Grantor"), hereby quitclaim and convey to **Katharine Sarah Irvin, unmarried woman and Nik Kingman, unmarried man as joint tenants with right of survivorship** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in **Davidson** County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 76, AKA Unit 213, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katharine Sarah Ivin, an unmarried woman by Warranty deed from Alina Smirnov, an unmarried woman of record in Instrument No. 20220922-0105414 Register's Office for Davidson County, Tennessee, dated September 19, 2022 and recorded on September 22, 2022.

BEING improved property commonly known as **735 Tulip Grove Road Unit 213 Hermitage, TN 37076.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEROF I have hereunto set my hand this 19 day of Sept., 2022.

Katharine Sarah Irvin 19 Sep 2022

Katharine Sarah Irvin

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Katharine Sarah Irvin**, with whom I am personally acquainted (or who proved to me identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of Sept., 2022.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/19/22 (date of document).

Affiant Signature

10/10/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of Oct., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County