Karen Johnson Davidson County
Batch# 928690 DEEDQC
10/12/2022 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $125.80
20221012-0111906

Return to:

20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG PA 15317
FILE NO. 22023855

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, ESQ., o/b/o BC Law Firm, P.A.
112 KINGSTON STREET B LENOIR CITY, TN 37771
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHANNON FREEMAN	SHANNON FREEMAN	063-12-0-053-00
4492 S TRACE BLVD OLD HICKORY, TN 37138	4492 S TRACE BLVD OLD HICKORY, TN 37138	

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY-FOUR THOUSAND DOLLARS ($34,000), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RUSSELL ALAN FREEMAN AND SHANNON FREEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SHANNON FREEMAN, MARRIED AND CASEY DEEL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF OLD HICKORY, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 58 ON THE PLAN OF SOUTHFORK, SECTION TWO OF RECORD IN BOOK 6250, PAGE 386, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6906, Page 733 and amended in Book 8291, Page 955, Register's Office for Davidson County, Tennessee;
- Charter of Southfork Homeowner's Association of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Book 10316, Page 601, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

Being the same property conveyed to Russell Alan Freeman and Shannon Freeman, husband and wife from Denise Lepselter, a single woman by Warranty deed dated 12/19/2018 and recorded on 12/21/2018 as Instrument no. 2018221-0124431.

Property known as, 4492 S TRACE BLVD, OLD HICKORY, TN 37138

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of October, 2022.

RUSSELL ALAN FREEMAN

SHANNON FREEMAN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Nashon Fondren of the state and county mentioned, personally appeared **RUSSELL ALAN FREEMAN AND SHANNON FREEMAN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nashon Fondren
Notary Public
Printed Name: Nashon Fondren
My Commission Expires: 01/08/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $34,000.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 6 day of October, 2022.

Notary Public
My commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Katelynn McAllister, 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 **October 6, 2022** (date of document).

Katelynn McAllister
Affiant Signature

10/12/2022

[redacted]
Date

State of PA

County of Washington

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