Karen Johnson Davidson County
Batch# 930721 DEEDQC
10/18/2022 08:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221018-0113534

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.:
Cynthia M. Kinnard	Cynthia M. Kinnard	150-01-0-002-00
250 Bell Road	250 Bell Road	
Nashville, TN 37217	Nashville, TN 37217	

QUITCLAIM DEED

Exempt Pursuant §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, CYNTHIA M. KINNARD, formerly known as CYNTHIA M. WASHINGTON, an unmarried woman, and THERESA L. WHITE, a married woman, joined by spouse ANTHONY WHITE, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CYNTHIA M. KINNARD, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 250 Bell Road, Nashville, TN 37217, 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 Lot No. 271 on the Plan of Edge-Lake Estates, Section 1. of record in Plat Book 3600, Page 42, Register's Office for said County, to which reference is made for a more complete description.

Tax ID No.: 150-01-0-002-00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20040311-0028293, in the Office of the County Register of Deeds for 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 250 Bell Road, Nashville, TN 37217.

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 11th day of October, 2022.

Cynthia M Kinnard, formerly Known as Cynthia M. Washington

CYNTHIA M. KINNARD, formerly known as CYNTHIA M. WASHINGTON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CYNTHIA M. KINNARD, formerly known as CYNTHIA M. WASHINGTON, 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 11th day of October, 2022.

Tressie M. Lewis
Notary Public
My Commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of August, 2022.

ANTHONY WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANTHONY WHITE, 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 11 day of AUGUST, 2022.

Notary Public
My Commission expires: 5/18/2029

Betty R Settles
Notary Public State of Michigan
Oakland County
My Commission Expires 5/18/2029
Acting in the County of

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of August, 2022.

Theresa L. White
THERESA L. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that THERESA L. WHITE, 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 11 day of AUGUST, 20 22.

Betty R. Settles
Notary Public
My Commission expires: 5/18/2029

Betty R Settles
Notary Public State of Michigan
Oakland County
My Commission Expires 5/18/2029
Acting In the County of OAKLAND

VALUATION AFFIDAVIT

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

Cynthia M. Kinnard
CYNTHIA M. KINNARD

Subscribed and sworn to before me this 11th day of October, 2022

Tressie M. Lewis
Notary Public
My Commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON 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, RANDI JONES, 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 11 2022 (date of document).

Randi Jones
Affiant Signature

OCTOBER 18 2022
Date

State of PA

County of Washington

Sworn to and subscribed before me this 18 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