This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 931319 DEEDQC
10/19/2022 10:11:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221019-0114002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Sandy McCallum
Affiant

Subscribed and sworn before me on this 17 day of October, 2022.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 2-4-23.

Address of New Owner:
JIMMY SENSING
3907 Signature ct
Smyrna, TN 37167

Send Tax Bills To:
Same as New Owner

Map-Parcel:
142040A1400CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JIMMY SENSING** ("Grantors") does hereby grant, transfer, release, remise and forever quitclaim unto **VICTORIA ELIZABETH SENSING, an unmarried woman and MADISON KEITH SENSING, a married man, as joint tenants with right of survivorship,** ("Grantee"), their heirs, and assigns, forever, all of Grantor's right, title, and interest in and to a

certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Being Unit No. 140 on the Plan of Belle Forest as of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being of the same property conveyed by warranty deed to JIMMY SENSING, from CHARLES P. VAUGHN, JR, signed on December 6, 2001 and recorded in Instrument No. 20011206-0134320 on December 6, 2001 in the Registers office of Davidson County, Tennessee.

This is improved property known as 214 Old Hickory Blvd, #140, Nashville, TN 37221

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 17 day of October, 2022.

GRANTOR:

JIMMY SENSING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JIMMY SENSING**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), the within named bargainor, and that they, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this the 17 day of October, 2022.

My Commission Expires:
2-4-23.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY