Karen Johnson Davidson County
Batch# 931769 DEEDQC
10/20/2022 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221020-0114246

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 14 day of October, 2022.

Notary Public
My Commission Expires: 7/19/25

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jennifer Kauerz 5603 Vine Ridge Drive Nashville, TN 37205	New Owner	103-10-0-119.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Kauerz (F/K/A Jennifer K. Ross)** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Jennifer Kauerz, unmarried, unmarried** ("Grantees"), their heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Brookside Court, Addition No. 4, Section 2, as shown by plat and survey of record in Book 1835, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer K. Ross, a single woman by Quitclaim Deed from Jason Ross and Jennifer Kauerz, now known as Jennifer K. Ross, of record in Instrument No. 20211101-0145821, Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 1, 2021.

The said Jennifer Kauerz being one and the same person as Jennifer K. Ross.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 5603 Vine Ridge Drive, Nashville, TN 37205.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 14th day of October, 2022.

GRANTOR(S):

Jennifer Kauerz

Jennifer Kauerz

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 14th day of October, 2022, before me personally appeared Jennifer Kauerz to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of October, 2022.

Notary Public

My Commission Expires:

(SEAL) 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 14, 2022.

Affiant
Date: October 19, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of October 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY