Karen Johnson Davidson County
Batch# 933648 DEEDQC
10/25/2022 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221025-0115754

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sarah Ryder 1342 Sula Drive Hermitage, TN 37076	New owner	086-12-0-B-010.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tripper Ryder, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Sarah Ryder, an unmarried woman**, her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain tract or parcel of fand in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 10 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Tripper Ryder and Sarah Derr NKA Sarah Ryder, husband and wife by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, dated December 22, 2017, recorded on December 27, 2022, of record in Instrument No. 20171227-0131522, Register's Office for Davidson County, Tennessee. Tripper Ryder and Sarah Derr NKA Sarah Ryder having since divorced on June 30, 2020.

Being also known as 1342 Sula Drive, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 25th day of October, 2022.

Brooke Hicks
Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of October, 2022.

Tripper Ryder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Tripper Ryder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of October, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 25, 2022 (date of document).

Affiant Signature

October 25, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023