Karen Johnson Davidson County
Batch# 935426 DEEDQC
10/28/2022 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221028-0116971

NEW OWNER:
KENDALL MAFFET, ET UX
2212 BUTTONQUAIL COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO.: 22-1006

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No. 098060A09500

QUITCLAIM DEED

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, I, **CHRISTY LEE MAFFETT, a married woman**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **KENDALL MAFFETT and CHRISTY WILSON MAFFETT, husband and wife, as tenants by the entirety**, their heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in the DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 87 on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHRISTY LEE WILSON, an unmarried woman, by Special Warranty Deed from Newark Homes, L.P., a Texas limited partnership, dated February 15, 2007, and of record in Instrument No. 20070220-0020832, in the Register's Office for DAVIDSON County, Tennessee. Christy Lee Wilson is now known as Christy Lee Maffett.

This is IMPROVED property known as 2212 BUTTONQUAIL COURT, HERMITAGE, TENNESSEE 37076.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 23rd day of September, 2022.

Christy Lee Maffett
CHRISTY LEE MAFFETT

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTY LEE MAFFETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2022.

CHARLCIE S FINLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires February 14, 2024

Charlcie S. Finley
NOTARY PUBLIC

My commission expires: 02-14-2024

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00**.

Kendace L. Maffett
AFFIANT

Sworn to and subscribed to before me this the 23rd day of September, 2022.

CHARLCIE S FINLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires February 14, 2024

Charlcie S. Finley
NOTARY PUBLIC

My commission expires: 02-14-2024

CERTIFICATE OF AUTHENTICITY

I, Dexia Banks, 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 9/23/22 (date of document).

Signature

10/27/22
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 27 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/17/24

Notary Seal (if on paper)

TRACEY RHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires December 17, 2024