Karen Johnson Davidson County
Batch# 940610 DEEDQC
11/14/2022 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0121207

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Molly Marie Kent 179 Jacksonian Drive Hermitage, TN 37076
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	07412001200
Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Dennis B. Kent,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Molly Marie Kent,** (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 641, as shown on the map, entitled Section Seven Hermitage Hills of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Molly M. Thompson, unmarried, from Kristopher Hatchell and DeeDee Hatchell, husband and wife, by Warranty Deed recorded on February 16, 2018, in Instrument No. 20180216-0015162, said Register's Office. As further conveyed to Molly M. Kent and Dennis B. Kent, wife and husband, from Molly M. Kent FKA Molly M. Thompson, by a Deed to Create Tenancy by the Entirety of record in Instrument No. 20200908-0102027, said Register's Office.

This property has a common address of: 179 Jacksonian Drive, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5 day of November 2022.

Dennis B. Kent

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dennis B. Kent,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5 day of NOVEMBER 2022

Notary Public
My Commission Expires: MAY 9, 2026

KAYLA TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is a settlement between divorcing parties.

Affiant

Subscribed and sworn to before me this 14th day of November 2022.

Notary Public
My Commission Expires

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 November 14th, 2022 (date of document).

Cindy S. Smith, Affiant

11/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 14th day of November, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026