QUITCLAIM DEED for Tenancy by the Entirety

The actual consideration or value for this transfer is $ -0-.

Vernita Deon Listenbee
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 16th day of NOVEMBER, 2022

NOTARY PUBLIC
My Commission Expires: 03/06/2024

Karen Johnson Davidson County
Batch# 942122 DEEDQC
11/16/2022 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221116-0122165

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ALMA VICTORIA SELLERS, et ux, VERNITA DEON LISTENBEE 1426 Riverbrook Dr. Hermitage, Tennessee 37076 .	New Owners	097 02 0A / 076.00

FOR LOVE AND AFFECTION AND ***for the purpose of creating a Tenancy by the Entirety*** between ALMA VICTORIA SELLERS and wife, VERNITA DEON LISTENBEE, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ALMA VICTORIA SELLERS** a married woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

ALMA VICTORIA SELLERS, and wife, **VERNITA DEON LISTENBEE**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 76 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan, and certificate reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Alma Victoria Sellers, unmarried, by deed from Beazer Homes, Corp. dated Nov. 20, 2009, of record as Instrument #20091123-0107744, Register's Office for Davidson County, TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 1426 Riverbrook Dr., Hermitage, TN 37076.

Witness my hand this 11/16 day of NOVEMBER, 2022.

Alma Victoria Sellers
ALMA VICTORIA SELLERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named ALMA VICTORIA SELLERS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 16 day of NOVEMBER, 2022.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

From:
ALMA VICTORIA SELLERS

To:
ALMA VICTORIA SELLERS
and wife,
VERNITA DEON LISTENBEE

Property:
1426 Riverbrook Dr.
Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Nov. 16 2022.

Leroy Johnston Ellis, IV, Affiant

Nov. 16, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 16 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com