QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTORS WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Karen Johnson Davidson County
Batch# 961359 DEEDQC
01/17/2023 09:26:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230117-0003350

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2023.

Notary Public

COMMISSION EXPIRES: 10/14/2023

VALECIA L. LARGIN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
625 East Main Street, Suite 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
		181 15 0A 074.00
Joshua Elias Weisensel and Adia Letrice Moreno	**Joshua Elias Weisensel and Adia Letrice Moreno**	
(Address) **441 Portsdale Drive, Brentwood, TN 37027.**	**441 Portsdale Drive, Brentwood, TN 37027.**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Joshua Elias Weisensel, a single man,** hereinafter referred to as Grantor, hereby quitclaims to **Joshua Elias Weisensel and Adia Letrice Moreno, As Joint Tenants with Rights of Survivorship,** their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of SouthPoint SP, Phase 2, of record in Instrument No. 20210120-0008751, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited

Liability Company by Quitclaim Deed from Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership, dated July 20, 2018 and recorded July 20, 2018 in Instrument No. 20180720-0071080, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua Elias Weisensel, a single man, by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, dated December 15, 2022 and recorded December 16, 2022, of record in Instrument No. 20221216-0130366, in the Register's Office for Davidson County, Tennessee.

***The purpose of this conveyance is to add Adia Letrice Moreno on title to subject property with rights of survivorship with Joshua Elias Weisensel.**

This is Improved Property commonly known as: 441 Portsdale Drive, Brentwood, TN 37027.

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

IN WITNESS WHEREOF, Joshua Elias Weisensel has hereunto set his signature, on this, the 13 day of January, 2023.

Joshua Elias Weisensel

STATE OF TENNESSEE

COUNTY OF Montgomery,

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua Elias Weisensel**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 13 day of January, 2023.

VALECIA L. LARGIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Valecia L. Largin