Karen Johnson Davidson County
Batch# 964936 DEEDQC
01/27/2023 08:43:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230127-0006169

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the parties. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a property title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Warranty Deed of record in Instrument No: 20140430-0036092, Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all parties acknowledge that they have not relied upon any warranties or covenants by the prepare as to the validity of this legal description and accept full responsibility for the recordation of this Instrument.

ADDRESS NEW OWNER:
STACY SELLERS
1002 Chicamauga Ave.
Nashville TN 37206

SEND TAX BILLS:
SAME

Map/Parcel: 05010011400
3323 Chesapeake Circle, Nashville TN 37027

QUITCLAIM DEED

THIS INDENTURE, made this 26 day of January, 2023, between **ROSETTA BARBOUR,** party of the first part, and **STACY SELLERS,** party of the second part,

WITNESSETH: That the said parties of the first part, **ROSETTA BARBOUR,** does hereby convey unto, **STACY SELLERS,** the party of the second part, with rights of her heirs and assigns, her interest in the following described property, to wit:

Land in Davison County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 54-B Revised Zone Lot Division Lots 54 & 58, Chesapeake Homes, Section 3, as of record in Book 6250, page 183, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Rosetta Barbour and Stacy Sellers by Warranty Deed from Vivian Y Lamb (F/K/A Vivian Y Scruggs), Married, recorded April 30, 2014 in Instrument No: 20140430-0036092, Register's Office for Davidson County, Tennessee.

and all estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

Rosetta Barbour
ROSETTA BARBOUR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **ROSETTA BARBOUR**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 26 day of January, 2023.

J Hunter
NOTARY PUBLIC

My Commission Expires:
6/7/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Transfer value is $0.00.

Stacy Sellers
AFFIANT

Subscribed and sworn to before me this the 26 day of January, 2023.

J Hunter
NOTARY PUBLIC

My Commission Expires: 6/7/2025