Karen Johnson Davidson County
Batch# 966100 DEEDQC
01/31/2023 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007252

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Jennifer Erin McCord	Same as Owner	052-01-0C-011.00
100 Timberline Drive		
Hendersonville, TN 37075		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. 1164 Nashville Pike Gallatin, TN 37066	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 31st day of January 2023. Notary Public My commission expires: 1/22/2026	

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Jennifer E. Dindore, now McCord, a married woman**, "Grantor" by these presents, does hereby quitclaim and convey unto **Jennifer Erin McCord**, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Sumner County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Neely's Chase, of record in Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer E. Dindore by Warranty Deed from Tanya C. Malone, now being Tanya C. Tinnin and husband, Ricky Tinnin, dated August 18, 2000, and recorded on August 23, 2000, of record in Instrument No. 200008230083364, Register's Office for Davidson County, Tennessee.

Jennifer E. Dindore having since married, now being known as Jennifer E. McCord. Subject property has never been the primary residence of the spouse of Jennifer E. McCord.

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

This is improved property, known as 815 Neelys Chase Drive, Madison, TN 37115.

Witness my hand this 31st day of January, 2023.

Jennifer E. McCord

STATE OF TENNESSEE}
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jennifer E. McCord, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2023.

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-31-23 (date of document).

Affiant Signature

1-31-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31ST day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY