Karen Johnson Davidson County
Batch# 968270 DEEDQC
02/07/2023 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230207-0008773

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN to before me, this the 2nd day of February, 2023.

Notary Public
My Commission Expires: 2/11/2024

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sarah Polycarpou Bumgardner 75 Trotwood Down Brentwood, TN 37027	New Owner	172-01-0A-099.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Carl Bumgardner, unmarried** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Sarah Polycarpou Bumgardner, unmarried** (Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555 through 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Carl Bumgardner and Sarah Polycarpou Bumgardner, husband and wife, by Warranty Deed from Linda Susan Belcher and Steven Miles Belcher, wife and husband, of record in Instrument No. 20200603-0056710, Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded June 3, 2020.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein. This deed is being prepared pursuant to the terms of the Final Decree of Divorce of record in the Chancery Court of Shelby County, Tennessee in Docket No. CH-20-1106.

This is improved property known as 75 Trotwood Down, Brentwood, TN 37027

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 2nd day of February, 2023.

GRANTOR(S):

Christopher Carl Bumgardner

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 2nd day of February, 2023, before me personally appeared Christopher Carl Bumgardner, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of February, 2023.

Notary Public

My Commission Expires: 2/11/2024

(SEAL)

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 February 2, 2023.

Affiant
Date: February 7, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of February 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY