# QUITCLAIM DEED

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

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21st day of FEBRUARY 2023

NOTARY PUBLIC
My Commission Expires: 03/06/2024

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

Karen Johnson Davidson County
Batch# 972700 DEEDQC
02/21/2023 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012161

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. |
|---|---|---|
| LAUREN LEE ANN YOUNG<br>2328 Riverway Drive<br>Old Hickory, TN 37138 | New Owner | 053 06 0B / 072.00 |

In conformity with the Final Decree of Divorce in Third Circuit Court for Davidson County, **Case #22D-1143**, ¶ (20), and **Lauren Lee Ann Jetmore** taking back her prior name of **Lauren Lee Ann Young**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **LAUREN LEE ANN JETMORE, (n/k/a Lauren Lee Ann Young),**, A married woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

**LAUREN LEE ANN YOUNG** a married woman, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 as shown on the Plan of Phase 5B, Waterford Subdivision of record in [plat] Book 7900, pages 838 & 839, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Lee Ann Jetmore by deed from Kevin E. Bowling, Jr. of record as Instrument #20220609-0065949, and by deed from Valerie Glassman by deed of record as Instrument #20220714-0080804, and Affidavit of Heirshp of record as Instrument #20210115-0007142, Register's Office for Davidson County, Tennessee.

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.

2022 Property Taxes to be paid by Grantee. Restrictions and covenants of record in Book 8694, page 216; Book 9530, page 189; Book 8699, page 462; Book 9530, page 185; Charter of record in

Book 8711, page 701; By-Laws of record in Book 8715, page 583; Common Area designations of record in Book 9383, page 831, & 833; Book 8715, page 590; Right-of-way of record in Book 2024, page 225, and easement for utilities of record in Book 1717, page 30 and easements covenants and conditions shown of record on the plat of record in Book 7900, page 838, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2328 Riverway Drive, Old Hickory, TN 37138

Witness my hand this 21st day of Feb., 2023.

Lauren Lee Ann Jetmore

LAUREN LEE ANN JETMORE,

**********

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Sworn to and Witness my hand and official seal this 21st day of Feb., 2023.

Leroy J. Ellis IV

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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

# 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 Feb. 21st 2023.

Leroy Johnston Ellis, IV, Affiant

Feb. 21st, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21 day of February, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

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