6233

Karen Johnson Davidson County
Batch# 980393 DEEDQC
03/14/2023 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230314-0018412

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, TN 37215** **File No. 221243174**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of March, 2023. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Johnna Scott 2860 Sugartree Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117 09 0 082.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Danielle Gilliam, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer, and convey to **Johnna Scott,** unmarried, their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Woodmont Estate, Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Firefly Funding Flips LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jonathan W. Hamilton, unmarried, of record in Instrument No. 20210316-0034600, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

Further conveyed to Danielle Gilliam, unmarried, by Quitclaim Deed from Firefly Funding Flips, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211203-0160690, in the Register's Office of Davidson County, Tennessee, dated November 29, 2021 and recorded on December 03, 2021.

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Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March 2023.

Danielle Gilliam

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Mobile)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Danielle Gilliam, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ~~13th~~ 9th day of March, 2023.

Isabel Boltz
Notary Public
My Commission Expires: 04/09/2024

Isabel Boltz Notary Public 04/09/2024 State of Alabama at Large

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 13 day of March, 2023

Ernest D. Bennett, III, Affiant — 3-13-23 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 13 day of March, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 7, 2024