Name and Address of New Owner:
Dorinda Dawn
201 Donna Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 981203 DEEDQC
03/15/2023 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230315-0018823

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 042 16 0 129.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hey Y'all Nashville Vacation Rentals, LLC** "the Grantor," convey and quitclaim unto **Dorinda Dawn, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Blair Heights, Section IV of record in Plat Book 2331, Page 60, 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 Hey Y'all Nashville Vacation Rentals, LLC by Warranty Deed from Shane Ireland, unmarried, recorded on October 28, 2022 and of record in Instrument No. 20221028-0116898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shane Ireland, an unmarried man by Warranty Deed from Seanache Homes, Inc., a Nevada Corporation, recorded on December 21, 2015, and of record in Instrument No. 20151221-0128151, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Donna Drive, Madison, TN 37115.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3 day of February, 2023.

Hey Y'all Nashville Vacation Rentals, LLC

Dorinda Dawn (SEAL)

By: Dorinda Dawn, its Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dorinda Dawn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Managing Member of Hey Y'all Nashville Vacation Rentals, LLC, the within named bargainor, and she as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Hey Y'all Nashville Vacation Rentals, LLC, by herself as Managing Member.

WITNESS my hand and official seal this 3 day of February, 2023.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dorinda Dawn
(Affiant)

Sworn to and subscribed before me this 3 day of February, 2023.

Notary Public
My commission expires: _____

File # 2022-4087-?

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/3/23 (date of document).

Regina Sullo
Affiant Signature

3/15/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

