Karen Johnson Davidson County
Batch# 988598 DEEDQC
04/05/2023 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230405-0024719

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 30 day of March, 2023. Notary Public My commission expires: 11-17-24

KATHRYN SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Diamond Kimmy Le	**New Owner**	**187090A21200CO**
2164 Kirkwall Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Kevin Sinh,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Diamond Kimmy Le,** herein called "GRANTEE(S)", her successors, heirs and assigns all of his right, title and interest in and to a certain tracts or parcels of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Phase One, Section One, Burkitt Village, of record as Instrument No. 20130719-0075067, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed unto Kevin Sinh and Diamond Kimmy Le, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated June 28, 2022 and recorded June 30, 2022 as Instrument No. 20220630-0076214, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **2164 Kirkwall Drive, Nolensville, TN 37135**

WITNESS my/our hand(s) this 30 day of March, 2023.

Kevin Sinh

Kevin Sinh

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, **Kevin Sinh**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2023.

Notary Public

My Commission Expires: 11-17-24

KATHRYN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

202304050024719

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/30/23 (date of document).

Jennifer Russell
Affiant Signature

4/4/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of April, 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL