Karen Johnson Davidson County
Batch# 1017114 DEEDQC
06/21/2023 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230621-0046939

Prepared from information submitted by the parties without examination or opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Kenny Ball, et. al.
1031 Westchester Dr.
Madison, TN 37115

SEND TAX BILLS TO:
US Bank
600 S. Main St. #232
Goodlettsville, TN 37072

TAX MAP/PARCEL #
Map 041 12 0
Parcel 119.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Kenny Ball, Unmarried,** quitclaim and convey to **Kenny Ball, Unmarried, and Sonja Sexton, Unmarried, as Joint Tenants with the Right of Survivorship,** all of my right, title and interest in and to the following described land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being all of Lot No. 133 on the Plan of Section One, Kemper Heights, as shown by plat appearing of record in Plat Book 2331, Page 65 and 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Kenny Ball and Sonja Sexton, husband and wife by Warranty Deed from Alvin L. Duncan, of record as Instrument 20050209-0015261, said Register's Office. The said Kenny Ball and Sonja Sexton were subsequently divorced and Sonja Sexton quitclaimed her interest to Kenny Ball by an instrument of record as Instrument 20150707-0065744, said Register's Office.

This is improved property known as 1031 Westchester Dr., Madison, TN 37115

The preparer renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signatures of the Grantor this date: June 20, 2023

Kenny Ball
Kenny Ball

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **Kenny Ball**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: June 20, 2023

Theresa C Richardson
Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Kenny Ball
Affiant

Sworn to and subscribed before me this date: 06-20-2023

Theresa C Richardson
Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20TH day of JUNE, 2023.

Date: 06-20-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 20TH day of JUNE, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY