Karen Johnson Davidson County
Batch# 1026720 DEEDQC
07/14/2023 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230714-0054298

****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 11th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Kathleen Bishop
Paul Bishop
Sarah Bishop
1327 Sula Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

Map/Parcel:
086120B03900CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Kathleen Bishop, a single woman**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Kathleen Bishop, unmarried, Paul Bishop, unmarried, and Sarah Bishop, unmarried, as tenants in common with right of survivorship,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 11th day of July, 2023.

Kathleen Bishop

Kathleen Bishop

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen Bishop** whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2023.

Michelle Pepper
Notary Public
My Commission Expires: July 24, 2023

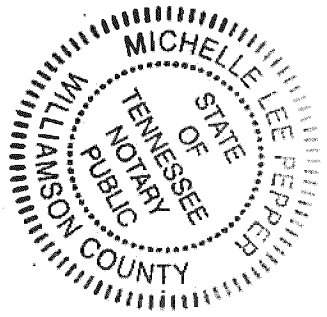


Exhibit "A"

LAND DESCRIPTION

Being unit 39 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072, and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Kathleen Bishop, a single woman by Warranty Deed dated April 29, 2021 from Robert Salsbury Sasser, an unmarried man, recorded May 11, 2021, in Instrument Number 20210511-0063293, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11th day of July, 2023

K. Thomas Sidwell
Date: 7/11/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of July 2023

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

STATE OF TENNESSEE NOTARY PUBLIC
KIMBERLY D. HICKS WILLIAMSON COUNTY