Karen Johnson Davidson County
Batch# 1042961 DEEDQC
08/25/2023 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066740

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Sherry Leann Reynolds Trustee of the Hirst-Reynolds Family Trust Dated November 29, 2022 (NAME)	**NEW OWNER** (NAME)	**146 11 0 118.00**
5029 Brevity Lane Nashville, Tennessee 37220 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of August, 2023, the undersigned, **SHERRY LEANN REYNOLDS**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **SHERRY L. REYNOLDS TRUSTEE OF THE HIRST-REYNOLDS FAMILY TRUST DATED NOVEMBER 29, 2022,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **5029 BREVITY LANE, NASHVILLE, TN 37220** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Crieve Hall, Section Two of record in Book 2133, Page 45 Register's Office for said County.

Said Lot No. 203 fronts 100 feet on the Westerly margin of Brevity Lane and extends back 339.5 feet on the broken Northerly lien and 304.6 feet on the Southerly lien to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to Sherry L. Reynolds, by QuitClaim Deed, from Steven A. Reynolds, of record in Instrument No. 20190530-0050973, in the Register's Office of Davidson County, Tennessee, dated May 9, 2019 and recorded on May 30, 2019.

Being the same property conveyed to Steven A. Reynolds and spouse, Sherry L. Reynolds, by Warranty Deed, from Ada Diane Stone, unmarried, of record in Instrument No. 20020916-0112578, in the Register's Office of Davidson County, Tennessee, dated September 12, 2002 and recorded on September 16, 2002.

This improved property more commonly known as 5029 Brevity Lane, Nashville, TN 37220.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 25th day of August, 2023.

GRANTOR: Sherry L. Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sherry Leann Reynolds**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of August, 2023.

Notary Public

My Commission Expires

MARY KATHRYNE LAWSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

202308250066740

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 August 25, 2023.

Affiant Signature

08/25/23

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25th day of August, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY