QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1056361 DEEDQC
10/03/2023 08:33:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231003-0077492

Reserved for Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Pursuant to TCA 67-4-409(a)(4), this transaction does not require transfer tax.

Affiant Affiant

Note: Affiant cannot be a Grantor if consideration is given.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Oct, 2023.

Suzanne Anderson
Notary Public

My Commission Expires: 07.07.2027

SUZANNE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Mr. Jeremy Huffman 500 Selsey Court Hermitage, TN 37076	Mr. Jeremy Huffman 500 Selsey Court Hermitage, TN 37076	064160C02000CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents ($0.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, JEREMY ADAM HUFFMAN, an unmarried man, and NICOLE SUZANNE SAVAGE, an unmarried woman, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto JEREMY ADAM HUFFAMN, an unmarried man, hereinafter called the Grantee, his successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Second Revision, Section One Wembley Downs, as of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JEREMY HUFFMAN and NICOLE SAVAGE, by Warranty Deed from ALLEN WELCH, a married man, and LACEY WELCH f/k/a LACEY McMAHAN, a married woman, dated and recorded on June 26, 2020 with instrument number 20200626-0069555, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. *The said JEREMY*

HUFFMAN and JEREMY ADAM HUFFMAN being the one and same person; the said NICOLE SAVAGE and NICOLE SUZANNE SAVAGE being the one and same person.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 500 Selsey Court, Hermitage, Tennessee 37076.

Grantors makes no warranties as to the state of the title to the property, but acquits any claim that Grantors have to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, I set my hand on this the 2 day of Oct, 2023.

Grantor – JEREMY ADAM HUFFMAN

Grantor – NICOLE SUZANNE SAVAGE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JEREMY ADAM HUFFMAN and NICOLE SUZANNE SAVAGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Hermitage (city), TN (state), this the 2 day of Oct, 2023.

Suzanne Anderson
Notary Public

My Commission Expires: 07.07.2027

SUZANNE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affix Notary Seal