NEW OWNER:

Sydnie Morain
5915 Colchester Dr.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

NEW OWNER

Map - Parcel Number:

087 05 0A 020.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED.

Karen Johnson Davidson County
Batch# 1076461 DEEDQC
11/29/2023 01:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231129-0092124

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CRAIG JACOB MORAIN, married** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim unto **SYDNIE MORAIN, married** ("Grantee"), their successors and assigns, forever, all of his interest in the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

See Attached Exhibit A

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22 day of November, 2023.

Craig Jacob Morain

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CRAIG JACOB MORAIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this, 22 day of November, 2023.

GEORGE SHELBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3/6/24

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed to before me this 22 day of November, 2023.

NOTARY PUBLIC

My commission expires: 3/6/24

GEORGE SHELBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Farmingham Woods, Final Plat, Phase 1, of record in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Craig Jacob Morgan, a married man, by Quitclaim Deed from Sydnie Craft NKA Sydnie Moran, dated 27 June, 2018 and of record in Instrument No. 20180706-0065547 at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sydnie Craft, N.K.A., Sydnie Morain, a married woman, by Warranty Deed from David Malone and Laurie Malone, husband and wife, dated September 23, 2011 of record in Instrument No. 20110929-0075579, said Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 5915 Colchester Drive, Hermitage, TN 37076.

202311290092124

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 22, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY