File No: 23NL08068\23WR14344

Karen Johnson Davidson County
Batch# 1077015 DEEDQC
12/01/2023 07:40:30 AM 5 pgs
Fees: $28.00 Taxes: $916.86
20231201-0092658

After Recording, Send to:
Nations Lending Services\WWR,Inc.
9001 W. 67th St.
Merriam, KS 66202

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Nicholas Kearns, 621 Fedders Dr, Madison, TN 37115--2929

Tax Parcel Number: 043 06 0 035.00

QUITCLAIM DEED

Nicholas Kearns, an unmarried man, whose mailing address is **621 Fedders Dr, Madison, TN 37115-2929** and **Taylor Davenport,** a unmarried woman who erroneously acquired title as a married woman, conveying non homestead property, whose mailing address is 616 Malon ln, goodlettsville, TN, 37072 and **William Davenport,** a married man, conveying non homestead property, whose mailing address is 616 Malon ln, goodlettsville, TN, 37072 ("Grantor"), for and in consideration of $247,801.24 (Two Hundred Forty Seven Thousand Eight Hundred One Dollars and Twenty Four Cents) ~~and other good and valuable consideration~~ in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Nicholas Kearns,** an unmarried man, ("Grantee"), whose tax mailing address is **621 Fedders Dr, Madison, TN 37115-2929,** with quitclaim covenants, the following described real estate:

That certain parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID: 043 06 0 035.00

Property Address is: 621 Fedders Dr, Madison, TN 37115-2929

Being the same property conveyed to Nicholas Kearns, an unmarried man and Taylor Davenport, a married woman and William Davenport, a married man by Warranty Deed from Samantha Lynn Mehall N/K/A Samantha Lynn Costello and Justin Tyler Costello, wife and husband as recorded 07/27/2021 as Document 20210727-0101032.

Grantee hereby assumes and agrees to pay the unpaid principal balance on the existing Mortgage, recorded 07/27/2021 as Instrument 202107270101033 of the Davidson County records, and the debt secured thereby, and also, hereby assumes the obligations under the terms of the instruments creating the loan.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Nov 21, 2023:

Nicholas Kearns

Taylor Davenport

William Davenport

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Nicholas Kearns** and **Taylor Davenport** and **William Davenport**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of Nov, 2023.

Notary Public

Gail L. Farley

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $247,801.24.

Affiant

Subscribed and sworn to before me on this the 21 day of April, 2023.

Notary Public
Gail L. Farley
My Commission Expires: 7-21-25

SEAL

GAIL L FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Hurlee McHenry, 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 11-21-2023 (date of document).

Hurlee A. McHenry
Affiant Signature

11-27-2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/06/2027

NOTARY'S SEAL

CAMERON M SHACKELFORD
Notary Public - State of Kansas
My Appointment Expires 1/6/27