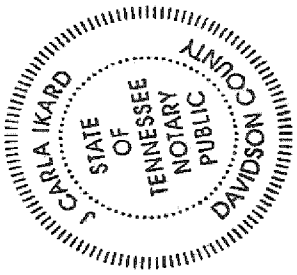
Karen Johnson Davidson County
Batch# 1105292 DEEDQC
02/28/2024 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240228-0013651



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2024.

Notary Public

My commission expires: 11-2-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Taylor Andrew Ball and Shelby Taylor Arnold	**New Owner**	**098-06-0A-241.00-CO**
1909 Hawks Nest Dr.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Taylor Andrew Ball, a married man** (hereinafter the "Grantor"), hereby quitclaim and convey to **Taylor Andrew Ball and Shelby Taylor Arnold, husband and wife** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Final Plat of Bridgewater a Planned Unit Development, Phase Two, Section D of record in Plat at Instrument No. 20070419-0047123 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Andrew Ball, an unmarried man, by Warranty Deed from Danielle C. Parton, an unmarried woman, of record in Instrument No. 20191025-0109703, Register's Office for Davidson County, Tennessee; the said Taylor Andrew Ball having since married Shelby Taylor Arnold and the intent of this document is to hold title as tenants by the entirety as contemplated in TCA § 66-1-110.

BEING improved property commonly known as **1909 Hawks Nest Drive, Hermitage, TN 37076.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 27th day of February, 2024.

Taylor Andrew Ball

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Taylor Andrew Ball, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of February, 2024.

Notary Public
My Commission Expires: 11-7-24

J CARLA LIKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 02/27/2024 (date of document).

Affiant Signature

02/28/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

