THIS INSTRUMENT PREPARED BY:
FREEDOM TITLE SERVICES, LLC
109 HAZEL PATH, SUITE 2
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 1130591 DEEDQC
05/03/2024 09:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032514

NEW OWNERS:
Joseph and Hailey Kerridge
5428 San Marcos Dr.
Nashville, TN 37220

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, TWIN LAWN DEVELOPMENT COMPANYT, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto JOSEPH AND HAILEY KERRIDGE, HUSBAND AND WIFE, their heirs and assigns forever, the property described as follows:

A PARCEL OF UNINHABITED LAND KNOWN AS 5426 SAN MARCOS DR., NASHVILLE, TENNESSEE 37220. SAID PARCEL IS FURTHER IDENTIFIED AS TAX PARCEL 16105003900, ON THE TAX MAPS OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE PROPERTY CONVEYED TO TWIN LAWN DEVELOPMENT COMPANY BY WARRANTY DEED, JULY 23, 1964, OF RECORD IN BOOK 3794, PAGE 781, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TWIN LAWN DEVELOPMENT COMPANY

BY: _____
CHARLES T. WHEELER, OWNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Charles T. Wheeler, as the Owner of Twin Lawn Development Company, the bargainer with whom I am personally acquainted, and acknowledged that he executed the foregoing document for the purposes therein contained, by signing the name of the Company by himself as Owner..

Witness my hand and official seal at Hendersonville, Tennessee, this the 1st day of May, 2024.

Sondra Brooks
Notary Public
My Commission Expires:

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 1st day of May, 2024.

Sondra Brooks
Notary Public
My Commission Expires:

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 MAY 1, 2024 (date of document).

Brittney Clark
Affiant Signature

MAY 3, 2024
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 3RD day of MAY, 2024.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

