Name and Address of New Owner:
Allison Morrow Bivens
2600 Hillsboro Road, Unit 309

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1137770 DEEDQC
05/22/2024 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240522-0038034

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 117-03-0H-309-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lowell Dean Bivens, married,** "the Grantors," convey and quitclaim any interest they have unto **Allison Morrow Bivens, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 309 on the plan of the Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lowell Dean Bivens (married) and Allison Morrow Bivens (unmarried) as Tenants in Common with Rights of Survivorship, by Quitclaim Deed dated September 13, 2019 from Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001, recorded September 18, 2019 in Instrument No. 20190918-0094848 in the Register's Office.

Being the same property conveyed to Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001 by Warranty Deed dated April 30, 2012 from Jonathan Marks and wife, Nicole Short Marks, recorded May 2, 2012 in Instrument No. 20120502-0037432 in the Register's Office.

Grantor is married however subject propety is not now, nor has ever been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

ALSO CONVEYED:

Storage Space Unit S26

Storage Space Unit S 26 on the plan of the Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lowell Dean Bivens, married and Allison Morrow Bivens, unmarred, as Tenants in Common with Right of Survivorship by QuitClaim Deed from Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001, recorded on _____ and of record as Instrument No. 20240522003803 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lowell Dean Bivens and Kathy Burnett Bivens, Trustees of the Lowell Dean Bivens and Kathy Burnett Bivens Joint Trust u/a/d March 23, 2001 by

Warranty Deed dated April 30, 2012 from Jonathan Marks and wife, Nicole Short Marks, recorded May 2, 2012 in Instrument No. 20120502-0037432 in the Register's Office.

ALSO CONVEYED:

Garage G11 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lowell Bivens, by Warranty Deed dated May 31, 2013 from Janice P. Camal, recorded June 4, 2013 in Instrument No. 20130604-0056253 in the Register's Office.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 21st day of May, 2024.

Lowell Dean Bivens (SEAL)
Lowell Dean Bivens

Commonwealth of Virginia)
)
County of Hanover)

Personally appeared before me, a Notary Public in and for said State and County, Lowell Dean Bivens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of May, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759344
COMMISSION EXPIRES
August 31, 2026

Notary Public
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication

AFFIDAVIT OF VALUE

Commonwealth of Virginia)
)
County of Hanover)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lowell Dean Bivens
(Affiant)

Andrew Ray Yon
REGISTRATION NUMBER
7759344
COMMISSION EXPIRES
August 31, 2026

Sworn to and subscribed before me this 21st day of May, 2024.

Notary Public
My commission expires: 2026-08-31

File # 2024-6913-RS

Notarized by USA Notary using online audio / video communication

202405220038034

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 21, 2024 (date of document)

Regina Sullo

Affiant Signature

5/22/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 22nd day of May, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202405220038034