Karen Johnson Davidson County
Batch# 1152356 DEEDQC
06/28/2024 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048662

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Andrew and Alexandra Reid **1418 Havenbrook Drive,** **Nashville, TN 37207**	**Andrew and Alexandra Reid** **1092 Pebble Run Road,** **Hendersonville, TN 37075**	**050020A03600C0**

THIS INSTRUMENT, made and entered into this 25 day of June 2024, by and between **Andrew Reid,** *("Grantor")*, and **Andrew Reid and Alexandra Reid, husband and wife,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **ANDREW REID,** Grantor, conveys and quitclaims all of his interest and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Belle Arbor PUD Phase 2 (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Andrew Reid, an unmarried man, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed dated October 20, 2017, and recorded on October 23, 2017, of record in Instrument Number 20171023-0108088, Register's Office for Davidson County, Tennessee.

This is improved property known as **1418 Havenbrook Drive, Nashville, TN 37207.**

And now, **ANDREW REID,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim, and convey *all of* his interest into **ANDREW REID AND ALEXANDRA REID, HUSBAND AND WIFE.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **ANDREW REID**, has hereunto set his hand on this the 25 day of June 2024.

ANDREW REID, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **ANDREW REID,** the Grantor, with whom I am personally acquainted or who produced identification proving the same, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 25 day of June 2024.

Notary Public

My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

ANDREW REID, *Grantor*

WITNESS my hand and official seal at Hendersonville, Tennessee this 25 day of June 2024.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Notary Public

My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

ALEXANDRA REID, *Grantor*

WITNESS my hand and official seal at Hendersonville, Tennessee this 25 day of June 2024.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Notary Public

My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 06/25/2024 (date of document).

Affiant Signature

06/27/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

