Karen Johnson Davidson County
Batch# 1154309 DEEDQC
07/08/2024 09:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240708-0050632

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Cypress Ascendant Services, 355 S Teller St. Suite 200, Lakewood, CO 80226

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Matthew Farley and Noelle Farley	Matthew Farley and Noelle Farley	137-04-0B-012.00
2604 Sailview Way	2604 Sailview Way	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MATTHEW P. FARLEY also known as MATTHEW FARLEY and NOELLE FARLEY formerly known as NOELLE E. BEAUCHAMP, hereinafter referred to as "Grantor", whose mailing address is: 2604 Sailview Way, Hermitage, TN 37076, does hereby convey, transfer, remise, release, relinquish and quitclaim unto MATTHEW FARLEY and NOELLE FARLEY, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2604 Sailview Way, Hermitage, TN 37076, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Lot 12, Arbor Crest Subdivision, as shown on plat of record in Plat Book 20071129-0138522, Page , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax ID No.: 137-04-0B-012.00

Being the same property conveyed to Matthew P. Farley and Noelle E. Beauchamp, herein by deed recorded March 2, 2020 as Instrument No. 20200302-0022975, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2604 Sailview Way, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of June, 2024.

Matthew P. Farley aka Matthew Farley
MATTHEW P. FARLEY also known as
MATTHEW FARLEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MATTHEW P. FARLEY also known as MATTHEW FARLEY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21st day of June, 2024.

Tanya Stafford
Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of June, 2024.

FKA

NOELLE FARLEY formerly known as
NOELLE E. BEAUCHAMP

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NOELLE FARLEY formerly known as NOELLE E. BEAUCHAMP, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21st day of June, 2024.

Tanya Stafford
Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

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

MATTHEW FARLEY

NOELLE FARLEY

Subscribed and sworn to before me this 21st day of June, 2024.

Notary Public
My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Noah Almond, 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 6/21/2024 (date of document).

Noah Almond
Affiant Signature

7/5/2024
Date

State of Texas
County of Denton

Sworn to and subscribed before me this 5th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-23-2027

NOTARY'S SEAL

FRANCISCO LUCIO
Notary Public, State of Texas
Comm. Expires 06-23-2027
Notary ID 13442664-6