Karen Johnson
Batch # 1164263
07/30/2024 11:41:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240730-0057605

QUITCLAIM DEED

	MAP/PARCEL NUMBER(s): **172080a03800co**
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Kim Lynn Sport Padgett	PennyMac Lan Services, LLC
412 Paulson Court	PO Box 4095
Antioch, TN 37013	Carol Stream, IL 60197-4095

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, and in connection with the entry of a final decree of divorce dated June 25, 2024, in the Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, Timothy David Hill, Sr., Grantor, by these presents, hereby quitclaims and conveys unto Kim Lynn Sport Padgett, Grantee, her successors and assigns, all of the right, title, and interests in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Section 2B, Hunter's Branch, of record, in Plat Book 6900, Page 336 and 337, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Josheph Cosgriff and wife, Charlene Cosgriff, by warranty deed dated July 31, 2009, from Elizabeth J. Morrell (f/k/a Elizabeth Jones), a married person, of record in Instrument No. 20090804-0072852, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim P. Hill and Timothy D. Hill, wife and husband, by warranty deed dated November 20, 2013, from Joseph Cosgriff and wife, Charlene Cosgriff, of record in Instrument No. 20131122-0120305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2024 and subsequent years after; Subject to notes, easements, set back lines, and all matters set forth on the plan of Section 2D, Hunter's Branch, of record in Plat Book 6900, Page 336 and 337, Register's Office for Davidson County, Tennessee; Subject to any restrictions, easements, etc., of public record that may affect subject property.

This is improved property known as 412 Paulson Court, Antioch, Tennessee 37013.

WITNESS my hand this 11th day of July, 2024.

TIMOTHY DAVID HILL, SR.

STATE OF MS)
COUNTY OF Prentiss)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Timothy David Hill SR., representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Booneville MS Prentiss County, ~~Tennessee,~~ Mississippi on this 11th day of July, 2024.

CIRCUIT COURT PRENTISS COUNTY, MISSISSIPPI

Mike Kelley by Amanda Bland DC
Notary Public

My Commission Expires: 1-1-28

The actual consideration or value, whichever is greater, for this transfer is - 0 -.

WITNESS my hand this 11th day of July, 2024.

TIMOTHY DAVID HILL, SR.

WITNESS my hand and official seal at Booneville MS Prentiss County, ~~Tennessee~~, on this 11th day of July, 2024.
Mississippi

Mike Kelley by Amanda Bland DC
Notary Public

CIRCUIT COURT PRENTISS COUNTY, MISSISSIPPI

My Commission Expires: 1-1-28

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY

& NAPOLITAN, PLLC

By: ***s/ Thomas J. Dement II***
Thomas J. Dement II
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