Karen Johnson Davidson County
Batch# 1172101 DEEDQC
08/20/2024 07:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063597

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TN Properties LLC** ("Grantor"), a Tennessee Limited Liability Company, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Janis Rittersbeek and Monique Westbrooks, as joint tenants with rights of survivorship,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Resubdivision of Windsor Green, Phase I, Section II, Lots 49-72 of record in Plat Book 6200, Page 349, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 25.50 feet on the Northeasterly Margin of Champney Court and extends back 97.50 feet on the Northwesterly Line and 97.50 feet on the Southeasterly Line to a Dead line in the rear measuring 25.50 feet thereon.

Being the same property conveyed to TN Properties, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated October 20, 2023, and being of record at Instrument No. 20231025-0083514 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 134 Champney Ct., Goodlettsville, TN, 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16 day of **August, 2024.**

TN Properties LLC

By: Janis Rittersbeek, Member

By: Monique Westbrooks, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, **Janis Rittersbeek, and Monique Westbrooks,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of **TN Properties LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 16th day of **August, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2027

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 16 day of **August, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **134 Champney Ct.**
Goodlettsville, TN 37072

TAX PARCEL NO.: **026-07-0-020.00**

PROPERTY OWNER: **Janis Rittersbeek and Monique Westbrooks**
OWNER'S ADDRESS: 824 Mesa Verde A
Gallatin, TN 37066

MAIL TAX BILLS TO: Newowner
at owners address

Certificate of Authenticity

I, Holly A. Mason, 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 August 16, 2024.

Affiant Signature

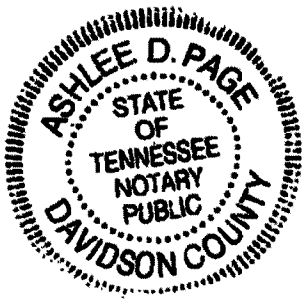
8/16/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of August, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026