Karen Johnson Davidson County
Batch# 1189525 DEEDQC
10/03/2024 10:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241003-0076737

File No: TN-2408-024028-RF
Grantor's Loan No. _____

After Recording, Send to:
Brian Feeley and Emily Feeley
1443 Japonica Alley, Hermitage, TN 37076

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Brian Feeley and **Emily Feeley**, 1443 Japonica Alley, Hermitage, TN 37076

Tax Parcel Number: 086120E20100CO

EXEMPT FROM TRANSFER TAX
67-4-409(a)(1)(D) Quitclaim deed for $0 consideration

QUITCLAIM DEED

Brian Feeley, married ("Grantor"), of **1443 Japonica Alley, Hermitage, TN 37076**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his interest to **Brian Feeley** and **Emily Feeley,** husband and wife as joint tenants, ("Grantee"), whose tax mailing address is **1443 Japonica Alley, Hermitage, TN 37076,** with quitclaim covenants, the following described real estate:

Land in Davidson County, Tennessee, being Unit No. 201, on the plan of Riverbrook, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210701-0089420, amended and restated in Instrument

20211112-0150682, amended and restated in Instrument 20211207-0162045, amended in Instrument 20220118-0006984, Instrument 20220222-0019829 and 202208150092200 Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being that property conveyed from Meritage Homes of Tennessee, Inc., an Arizona corporation to Brian Feeley, an unmarried man by Special Warranty Deed recorded December 5, 2022 as Instrument Number 20221205-0126476 in the Official County Records.

APN: 086120E20100CO

Property Address is: 1443 Japonica Alley, Hermitage, TN 37076

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on SEPTEMBER 25TH, 2024:

Brian Feeley

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brian Feeley**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of September, 2024.

Notary Public

My Commission Expires
October 4, 2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.

Affiant

Subscribed and sworn to before me on this the 25th day of September, 2024.

Notary Public

My Commission Expires: 10/04/2027

SEAL

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **Maribel Shmuel** 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 09/25/24 (date of document).

MS
Affiant Signature

10/2/2024
Date

State of California

County of Orange

Sworn to and subscribed before me this 2nd day of OCTOBER, 2024.



A. Serna
Notary's Signature

MY COMMISSION EXPIRES: Oct 4. 2026

NOTARY'S SEAL