This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1202703 DEEDQC
11/07/2024 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241107-0086916

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4 day of November 2024

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Showanda Darcel Dennis 5333 Ryan Allen Circle Whites Creek, TN 37189	New Owner	041-01-0-A Parcel 126.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Weber Beaumont Dennis, a single man***, ("Grantor") do hereby quitclaim and convey unto, **Showanda Darcel Dennis, a single woman** ("Grantee"), her heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Weber Beaumont Dennis, married, and wife Showanda Darcel Dennis by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 26th, 2009 and recorded on October 28th, 2009 in Instrument No. 20091028-0099364, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Autumn Partners, LLC, recorded in Instrument No. 20090909-0084640, Register's Office for Davidson County, Tennessee.

*Weber Beaumont Dennis is executing this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is **improved** property located at: **5333 Ryan Allen Circle, Lot 133, Cedar Hill Meadows, Whites Creek, TN 37189.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2024.

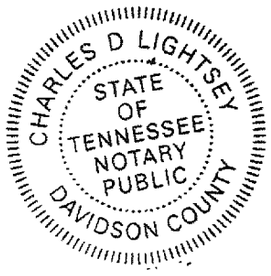
GRANTOR:

Weber Beaumont Dennis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Weber Beaumont Dennis,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2024.



Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/4/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/4/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th **day of** November, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

