Karen Johnson Davidson County
Batch# 1202783 DEEDQC
11/07/2024 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0087021

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Mark Seitz, Affiant

Subscribed and sworn to before me this
5th day of November, 2024.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL NO.
Mark Tyler Seitz and Robynn Elaine Price-Zehnder 420 Whistler Cove Franklin, TN 37067	Same	171-03-0B-086.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Mark Seitz,** the "**Grantor**," does hereby convey and quitclaim unto **Mark Tyler Seitz and Robynn Elaine Price-Zehnder, husband and wife, as tenants by the entirety**, the "**Grantees**," all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

The provisions of Tennessee Code Annotated § 35-15-510 shall apply to the Property or its proceeds.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 5th day of November, 2024.

Mark Seitz

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mark Seitz, 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 himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of November, 2024.

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: 05/05/2025

EXHIBIT A

Land in Davidson County, TN, being Unit No. 78 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Seitz, an unmarried man, by Warranty Deed from Robert L. Trentham and wife, Rebecca P. Trentham, of record in Instrument No. 20080819-0085221, dated July 28, 2008, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 641 Old Hickory Blvd. #123, Brentwood, Tennessee 37027.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 November 5, 2024 (date of document).

Affiant Signature

11/7/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

