QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1208921 DEEDQC
11/27/2024 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0092987

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/24/24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mona C Sanderson and Leslie D. Henry	SAME	
(NAME) 7161 Silverwood Trail (Lot 23)	(NAME) SAME	098020A02300CO
Hermitage, TN 37076	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Jacob A. Sass, single Hereinafter CALLED THE GRANTOR, HEREBY QUITCLAIMS TO, Mona C Sanderson, single, and Leslie D Henry, single HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all his/her/their right, title and interest in A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot 23 on the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being part of the same property conveyed to Riverwood Builders Inc by deed from Ridge Trust, LH Rushing Trustee, of record in Instrument No. 20240112-0002738, dated 1/12/2024, in Davidson County Register's Office in TN.
Further conveyed to Mona C Sanderson, single, Leslie D. Henry, single, and Jacob A Sass, single as joint tenants with right of survivorship by Deed recorded in Instrument 20240905-0068380 on 9/5/2024 in said office.

This is improved ■ property, known as **7161 Silverwood Trail (Lot 23), Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands **27th day of November, 2024**

Jacob A Sass

STATE OF TN
COUNTY OF Wilson

On this 27th day of November, 2024, before me personally appeared Jacob Adam Sass, to me known to be the person (or persons), described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 11/27/2024 (date of document).

Affiant Signature

11/27/2024

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 11/27/2024

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

