OWNER:

KIMMETTE S. WHITENER
409 Colgate Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILENO: 24-1504

Karen Johnson Davidson County
Batch# 1221767 DEEDQC
12/30/2024 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0101218

Map/Parcel 075120C03700CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **CHELSEA LANSDEN (f/k/a CHELSEA VAN HOUZEN), and KYLE VAN HOUZEN, unmarried** ("Grantor") have this day bargained and sold and by these presents do hereby quitclaim and convey unto **KIMMETTE S. WHITENER,** unmarried, ("Grantee"), her heirs and assigns, forever, all my interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being UNIT 701 in BUILDING 7, of BROOKSIDE PARK TOWNHOMES, A HORIZONTAL PROPERTY REGIME, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING BROOKSIDE PARK TOWNHOMES, LOCATED IN DAVIDSON COUNTY, TENNESSEE, of record in Book 11653, Page 251, as amended in Instrument No. 20191002-0100735, in the Register's Office, Davidson County, Tennessee. Reference is hereby made to the plat of BROOKSIDE PARK TOWNHOMES, a Horizontal Property Regime with Private Elements, PHASE TWO, of record as Instrument No. 20010212-0013359, Register's Office for Davidson County, Tennessee, and subject to the provisions of the Declaration as an additional phase of Brookside Park Townhomes.

Being the same property conveyed to KIMMETTE S. WHITENER, unmarried, and CHELSEA VAN HOUZEN, unmarried and KYLE VAN HOUZEN, unmarried, as joint tenants with rights of survivorship, by virtue of a Warranty Deed from BRIAN KEITH FERGUSON, unmarried, dated June 29, 2021, and recorded in Instrument No. 20210701-0089584, as corrected by Scrivener's Affidavit of record in Instrument No. 20220202-0012310 in the Register's Office for Davidson County, Tennessee. CHELSEA VAN HOUZEN is now known as CHELSEA LANSDEN.

This description is the same as in the prior deed, as corrected.

This is IMPROVED property known as 743 Tulip Grove Road, #704, Hermitage, TN 37076.

This is not the marital residence of the Grantors.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

WITNESS OUR SIGNATURES hereto this 17th day of December, 2024.

CHELSEA LANSDEN

KYLE VAN HOUZEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, CHELSEA LANSDEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2024.

NOTARY PUBLIC

My commission expires: 6/28/26

KARLA ZACHARY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, KYLE VAN HOUZEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2024.

NOTARY PUBLIC

My commission expires: 6/28/26

KARLA ZACHARY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 17th day of December, 2024.

NOTARY PUBLIC

My commission expires: 6/28/26

KARLA ZACHARY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Jewel Geiger, 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 12-27-24.

Date

Jewel Geiger

Affiant Signature

12-27-24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27TH day of DECEMBER, 20 24.

Sarah Harris

Notary's Signature

My Commission Expires: 2/9/2025

Date

Notary's Seal (if on paper)

