Karen Johnson Davidson County
Batch# 1229876 DEEDQC
01/24/2025 07:59:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250124-0005464

File No: 2002006242

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Pkwy
Moon Township, PA 15018

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:
Jeremy James Gwaltney, 3761 Hoggett Ford Rd, Hermitage, TN 37076

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 086-13-0A-001-00

QUITCLAIM DEED

Jeremy James Gwaltney, unmarried, whose mailing address is **3761 Hoggett Ford Rd, Hermitage, TN 37076**, and **Chelsea France Gwaltney,** unmarried, whose mailing address is **876 Shaman Crossing, Murfreesboro, TN 37128**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Rutherford County, TN in Case No. 23-CV-415 on 6/5/2023 ("Grantor"), 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/her/their interest to **Jeremy James Gwaltney,** unmarried ("Grantee"), whose tax mailing address is **3761 Hoggett Ford Rd, Hermitage, TN 37076,** with quitclaim covenants, the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE CORRECTED FINAL SUBDIVISION PLAT MAGNOLIA FARMS PHASE 1, SECTION 1 OF RECORD IN INSTRUMENT NO. 20181115-0112560, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEREMY JAMES GWALTNEY AND CHELSEA FRANCE GWALTNEY, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM JEREMY JAMES GWALTNEY AND CHELSEA FRANCE GWALTNEY, WHO ACQUIRED TITLE AS CHELSEA DEAN FRANCE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, DATED 10/02/2021, RECORDED 11/29/2021, DEED INSTRUMENT NO. 20211129- 0157265, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property Address is: 3761 Hoggett Ford Rd, Hermitage, TN 37076

Parcel ID: 086-13-0A-001-00

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 10/20, 2024:

Jeremy James Gwaltney

Jeremy James Gwaltney

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jeremy James Gwaltney**, personally known to me, or has produced TN Driver 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 20 day of October, 2024.

Notary Public

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
Oct. 4, 2027

Executed by the undersigned on October 20, 2024:

Chelsea France Gwaltney

Chelsea France Gwaltney

STATE OF Tennessee
COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Chelsea France Gwaltney**, personally known to me, or has produced Passport & Drivers 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 20th day of October, 2024.

Rhonda M Lusk
Notary Public

RHONDA M LUSK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

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 $ 0.

Chelsea Jeanne Gwaltney
Affiant

Subscribed and sworn to before me on this the 26th day of October, 2024.

Rhonda M Lusk
Notary Public

My Commission Expires: 12/21/24

SEAL

RHONDA M LUSK
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 10/20/2024 (date of document).

Affiant Signature

01/22/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22 day of JANUARY, 2025.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282