QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1235826 DEEDQC
02/10/2025 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250210-0009968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Robert Dowling & Heather Hill Dowling	**Same as New Owner**	
(NAME)	(NAME)	**103 02 2A 005.00**
1019 Richland Creek Aly		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN ROBERT DOWLING AND HEATHER HILL DOWLING (FORMERLY KNOWN AS HEATHER LEIGH HILL), A MARRIED COUPLE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **SEAN ROBERT DOWLING AND HEATHER HILL DOWLING, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5, on the Plan of HOMES AT ORLANDO AND BURGESS, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for HOMES AT ORLANDO AND BURGESS, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180601-0052555, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sean Robert Dowling, a single man, and Heather Leigh Hill, a single woman, as joint tenants with right of survivorship, by Warranty Deed from Haley Attridge, a married woman, of record in Instrument No. 20240903-0067332, in the Register's Office for Davidson County, Tennessee. The said Sean Robert Dowling and Heather Leigh Hill having since married, the said Heather Leigh Hill is now known as Heather Hill Dowling.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 1019 Richland Creek Aly, Nashville, TN 37209.

Witness my/our hand(s) this the 7th day of February, 2025.

Sean Robert Dowling

Heather Hill Dowling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2025, before me personally appeared Sean Robert Dowling, 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2025, before me personally appeared Heather Hill Dowling, 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Sean Robert Dowling & Heather Hill Dowling
1019 Richland Creek Aly
Nashville, TN 37209

True Copy Certification

I, **Megan Paulus,** 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 this the 10th day of February, 2025.

Affiant Signature
Date 2/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025