Karen Johnson Davidson County
Batch# 1236336 DEEDQC
02/11/2025 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250211-0010433

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Settlement Services, Inc., 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Leisha A. Varley	Leisha A. Varley	075-08-0-045.00
637 Albany Drive	637 Albany Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

Exempt Pursuant to §67-4-409(a)(3)(E)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MICHAEL J. VARLEY, divorced-not remarried, whose address is: _____,

and LEISHA A. VARLEY, divorced-not remarried, hereinafter referred to as "Grantor", whose address is: 637 Albany Drive, Hermitage, TN 37076, does hereby convey, transfer, remise, release, relinquish and quitclaim unto LEISHA A. VARLEY, an unmarried person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 637 Albany Drive, Hermitage, TN 37076, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

BEING Lot No. 250, Section Four, TULIP GROVE Subdivision, as shown by plat of record in Plat Book 4175, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Tax ID No.: 075-08-0-045.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20130725-0076894, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Further pursuant to Divorce decree filed under Case No. 21D1221.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 637 Albany Drive, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of December, 2024.

MICHAEL J. VARLEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL J. VARLEY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of December, 2024.

Notary Public
My Commission expires: 1-5-26

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2026
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 03 day of February, 2025.

Leisha A. Varley
LEISHA A. VARLEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LEISHA A. VARLEY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 03 day of February, 2025.

Helen F Mackey
Notary Public Helen F. Mackey
My Commission expires: 06-29-27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Leisha A. Varley
LEISHA A. VARLEY

Subscribed and sworn to before me this 03 day of February, 2025.

Helen F Mackey
Notary Public Helen F. Mackey
My Commission expires: 06/29/27
Tennessee: State;
County: Davidson

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 **12/17/2024** (date of document).

Bryan Gutierrez
Affiant Signature

2/7/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **7** day of **FEBRUARY**, 2**025**.

BS
Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737