QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1252008 DEEDQC
03/25/2025 01:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250325-0022337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25th DAY OF March, 20 25

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3378QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Delaney Versluis and Tyler Versluis	New Owner	135 12 0E 232.00
2464 Nashboro Boulevard	4371 S. Garrett Road	
Nashboro, TN 37215	Springfield, TN 37172	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DELANEY VERSLUIS FKA DELANEY URBAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

DELANEY VERSLUIS AND TYLER VERSLUIS,WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 2464 Nashboro Boulevard, Nashboro, TN 37215

Witness my hand on this 25th day of March, 20 25

Delaney Versluis FKA Delaney Urban

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named:DELANEY VERSLUIS FKA DELANEY URBAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that DELANEY VERSLUIS FKA DELANEY URBAN executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of March, 20 25

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

25-3378QCD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 232 , on the Plan of Phase Two, Tract #21 of Nashboro Village of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Point, Register's Office foe Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Delaney Urban, an Unmarried Woman, by Warranty Deed from Carol A. Gipp, an Unmarried Woman, of record in Instrument No. 20180612-0056239, in the Register's Office of Davidson County, Tennessee, dated June 11, 2018 and recorded on June 12, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Lisa Allard, 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 March 25, 2025

Lisa Allard March 25, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 25, 2025.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Jim R. Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary