RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-29172-25

Karen Johnson Davidson County
Batch# 1254082 DEEDQC
03/31/2025 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250331-0024020

QUITCLAIM DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

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 28th day of March, 2025

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Dean 735 Tulip Grove Rd, Unit 351 Hermitage, TN 37076	Same as Address of New Owner	075-12-0F-095-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Elizabeth Smith-Atkins, an unmarried person,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Lauren Dean, an unmarried woman** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 95, aka Unit No. 351, of Tulip Cove Townhomes, as shown on plat of record at Exhibit B of Instrument #20050525-0059119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Dean and Elizabeth Smith-Atkins from Joshua Randall Lykins by Warranty Deed dated December 16, 2016 and recorded December 28, 2016 in Instrument #20161228-0136457, said Register's Office.

WITNESS MY HAND, this 28th day of March, 2025

Grantor

Elizabeth Smith-Atkins

STATE OF WEST VIRGINIA
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, **Elizabeth Smith-Atkins**, 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 seal, this 28th day of March, 2025

Debra Lynn Rose
Notary Public

DEBRA LYNN ROSE
Notary Public Official Seal
State of West Virginia
My Comm. Expires May 7, 2029
34 Colonial Court Barboursville WV 25504

Debra Lynn Rose
Printed Notary Name

My commission expires: May 7, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 28, 2025 (date of document).

March 31, 2025
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 31, 4, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028