Karen Johnson Davidson County
Batch# 1265935 DEEDQC
04/30/2025 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250430-0033269

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.
510-1000869
Return to: Covius Settlement Services, LLC,
2001 NE 46th Street, STE 25, Kansas City, MO, 64116

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kristen Huskey 1633 Marshall Hollow Drive, Unit 66, Nashville, TN 37203	Kristen Huskey 1633 Marshall Hollow Drive, Unit 66, Nashville, TN 37203	105 11 2D 068.00

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

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, KRISTEN HUSKEY, divorced-not remarried, whose mailing address is:1633 Marshall Hollow Drive, Unit 66, Nashville, TN 37203 and SAMUEL HAYES, divorced-not remarried, who acquired title as unmarried, hereinafter referred to as "Grantor", whose mailing address is: 710 Cleo Miller Dr., #128, Nashville, TN 37206, does hereby convey, transfer, remise, release, relinquish and quitclaim unto KRISTEN HUSKEY, an unmarried woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1633 Marshall Hollow Drive, Unit 66, Nashville, TN 37203, 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, being more particularly described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 66 of Southgate Station, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Southgate Station, a Horizontal Property Regime, of record in Instrument Number 20170726-0075875 and amended in Instrument No. 20171130-0122369 and supplemental recorded in Instrument No. 20210129-0013221, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit 'C' to said declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Tax ID No.: 105 11 2D 068.00

BEING the same property conveyed to Kristen Huskey, an unmarried woman and Samuel Hayes, an unmarried man, as joint tenants with right survivorship, herein by Special Warranty Deed dated February 2, 2022, and recorded February 4, 2022, as Instrument No. 20220204-0013200, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Further pursuant to Divorce decree filed under Docket No. 23D-1630.

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 1633 Marshall Hollow Drive, Unit 66, Nashville, TN 37203.

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 25 day of April, 20 25.

KRISTEN HUSKEY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KRISTEN HUSKEY, 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 25 day of April, 20 25.

Notary Public
My Commission expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of April, 2025.

SAMUEL HAYES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SAMUEL HAYES, 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 25 day of April, 2025.

Notary Public
My Commission expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON 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.

KRISTEN HUSKEY

Subscribed and sworn to before me this 25 day of April, 2025.

Notary Public
My Commission expires: 1528

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON 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.

True Copy Certification

I, Brooke Hammond, 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 4-25-2025 (date of document).

Affiant Signature

4-30-2025
Date

State of Missouri County of Clay

Sworn to and subscribed before me this 30th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7/22/2026

TAMI N. ESTEBAN
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 7/22/2026
Commission #13132737