Karen Johnson Davidson County
Batch# 1278500 DEEDQC
05/28/2025 02:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250528-0041880

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:
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.:
Karin Kathleen Balsley	Karin Kathleen Balsley	073 10 0 019.00
3712 Moss Rose Drive	3712 Moss Rose Drive	
Nashville, TN 37216	Nashville, TN 37216	

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, KARIN KATHLEEN BALSLEY, divorced-not remarried, and SUNNY EATON, divorced-not remarried, hereinafter referred to as "Grantor", whose mailing address is: 1227 North 5th Street, Nashville, TN 37207, does hereby convey, transfer, remise, release, relinquish and quitclaim unto KARIN KATHLEEN BALSLEY, a single woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 3712 Moss Rose Drive, Nashville, TN 37216, her 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF MOSS ROSE ESTATES, OF RECORD IN PLAT BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 67 FRONTS 80 FEET ON THE EASTERLY MARGIN OF MOSS ROSE DRIVE AND RUNS BACK 223.98 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 269.40 FEET, MORE OR LESS. ON THE SOUTHERLY LINE ON THE REAR ON WHICH IT MEASURES 112 FEET, MORE OR LESS, FRONTING THE CUMBERLAND RIVER.

Tax ID No.: 073 10 0 019.00

Being the same property conveyed to Karin Kathleen Balsley and Sunny Eaton, herein by deed recorded December 16, 2021 as Instrument No. 20211216-0166082, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

This deed is pursuant to a Final Decree of Divorce in Case No. 2024 DV 76.

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 3712 Moss Rose Drive, Nashville, TN 37216.

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 21 day of May, 2025.

KARIN KATHLEEN BALSLEY

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KARIN KATHLEEN BALSLEY, 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 21 day of May, 2025.

Kimberly Kronick-Worrall
Notary Public
My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of May, 2025

SUNNY EATON

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SUNNY EATON, 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 21 day of May, 2025.

Notary Public
My Commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

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.

KARIN KATHLEEN BALSLEY

Subscribed and sworn to before me this 21 day of May, 2025

Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON 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, Rhonda 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 5-21-2025 (date of document).

Rhonda Hammond

Affiant Signature

5-28-2025

Date

State of Missouri County of Clay

Sworn to and subscribed before me this 28 day of MAY, 2025.

Theresa A. Ramsey

Notary's Signature

MY COMMISSION EXPIRES: 2-19-29

THERESA A. RAMSEY
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2029
Commission # 13409461