Karen Johnson Davidson County
Batch# 1300775 DEEDQC
07/22/2025 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057988

This Instrument Prepared By:
Timothy E. Scott, Attorney
135 West Main Street, Suite 200
Kingsport, TN 37660

THIS QUITCLAIM DEED is made and entered into this 22 day of July, 2025, by and between Steven W. Bishop and Wanda A. Bishop, Trustees, or any successors in trust, under the Bishop Family Living Trust dated July 30, 2013 and any amendments thereto, hereinafter known as the Parties of the First Part, and Kayley Bishop, hereinafter known as the Party of the Second Part.

W I T N E S S E T H:

That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Parties of the First Part does hereby release and quitclaim unto the Party of the Second Part, her successors and assigns, all right, title and interest in and to the following described property, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit C established pursuant to Declaration of Covenants, Conditions and Restrictions for Homes at 6374 Ivy Street, II, a Horizontal Property regime, of record in Instrument Number 20181121-0114736, amended in Instrument Number 20200324-0032001, in the Register's Office for Davidson County, Tennessee with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven W. Bishop and Wanda A. Bishop, Trustees, or any successors in trust, under the Bishop Family Living Trust dated July 30, 2013 and any amendments thereto by Deed dated December 1, 2022 from Steve Bishop and Wanda Ann Bishop of record in Instrument Number 20230112-0002589 in the Register's Office for Davidson County, Tennessee.

Map & Parcel: 090 12 0Z 001.00

The property description set out herein is taken from prior deeds without the benefit of a new survey and the preparer hereof makes no representation or warranty as to its accuracy.

This instrument was prepared without the benefit of a title examination having been performed by the preparer hereof. The preparer of this instrument expresses no opinion as to the status of title to the property conveyed hereby.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon and to any easements apparent from an inspection of said property.

WITNESS the signatures of the Parties of the First Part this day and date first written above.

Steven W. Bishop, Trustee under the Bishop Family Living Trust dated July 30, 2013 and any amendments hereto.

Steven W. Bishop, Trustee under the Bishop Family Living Trust dated July 30, 2013 and any amendments thereto

Wanda A. Bishop, Trustee under the Bishop Family Living Trust dated July 30, 2013 and amendments thereto

Wanda A. Bishop, Trustee under the Bishop Family Living Trust dated July 30, 2013 and any amendments thereto

STATE OF TENNESSEE:
COUNTY OF SULLIVAN:

Before me, the undersigned authority, a Notary Public in and for the aforesaid State and County, personally appeared Steven W. Bishop and Wanda A. Bishop, Trustees, or any successors in trust, under the Bishop Family Living Trust dated July 30, 2013 and any amendments thereto, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at cffice in Sullivan County, Tennessee, this the 22 day of July, 2025.

Sara Kestner
NOTARY PUBLIC

SARA LORRAINE KESTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

MY COMMISSION EXPIRES: 01/24/2027

STATE OF TENNESSEE:
COUNTY OF SULLIVAN:

The undersigned affiant, being first duly sworn, makes oath that the actual consideration for the foregoing transfer or the value of the property transferred, whichever is greater, is $ QUITCLAIM - $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wanda Bishop
Affiant

SWORN TO AND SUBSCRIBED before me, this the 22 day of July, 2025.

Sara Kestner
NOTARY PUBLIC

SARA LORRAINE KESTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

MY COMMISSION EXPIRES: 01/24/2027

PROPERTY OWNER AND TAXPAYER:

Kayleigh Bishop
6374 Ivy Street
Nashville, TN 37209

True Copy Certification

I, Gwen Pugh, do hereby make oath that I am 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 July 22, 2025 (date of document).

Gwen Pugh

7-22-2025
Date

State of Tennessee
County of Sullivan

Sworn to and subscribed before me this 22 day of July, 2025.

Sara Lorraine Kestner

SARA LORRAINE KESTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

My Commission Expires: January 24, 2027