Karen Johnson Davidson County
Batch# 1442826 DEEDQC
07/07/2026 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0060963

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Michele Fellows Seay and Joseph Henry Seay	Same as New Owner	33-8-152
355 Janette Ave.	"	
Goodlettsville, TN 37072	"	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **MICHELE FELLOWS SEAY** the Grantor, does hereby quitclaim and convey unto **JOSEPH HENRY SEAY and MICHELE FELLOWS SEAY, husband and wife** the Grantees herein, their successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County Tennessee, as follows:

BEING land in Davidson County, Tennessee, being Lot No. 294 on the plan of GATEWOOD SUBDIVISION, SECTION 3, as shown by plat of record in Plat Book 4175, Page 49 and, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michele Fellows Seay from Joseph Henry Seay by deed dated July 11, 2011 and recorded August 3, 2011 in instrument number 20110803-0059534, Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 355 Janette Ave. Goodlettsville, Tennessee 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 22 day of June, 2026.

Affiant

My commission expires: _____
(Affix Seal)

Notary Public

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

Witness my hand this 22 day of June, 2026.

Grantor:

MICHELE FELLOWS SEAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of June, 2026, before me personally appeared, Michele Fellows Seay, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 22 day of June, 2026.

Notary Public

My Commission Expires: _____

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/22/2026 (date of document).

Affiant Signature

06/22/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 22nd day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29