Karen Johnson Davidson County
Batch# 1483016 DEEDQC
10/12/2026 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093317

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Joseph Michael Selner
2588 Greer Road
Goodlettsville, TN 37072

Send Tax Bill to:
Owner

Map-Parcel Numb
017-00-0 310.00

State of Tennessee
County of Coffee

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Joseph Michael Selner
Signed with Stavvy
Affiant

Subscribed and sworn to before me, this the 8th day of October, 2026.

Justin Mooneyham
Signed with Stavvy
Notary Public

My Commission Expires: 4/17/2028

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I**, JOSEPH MICHAEL SELNER AND SHELLY SELNER,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JOSEPH MICHAEL SELNER AND SHELLY SELNER,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **MONTGOMERY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2588 Greer Road, Goodlettsville, TN 37072.

THIS DEED HAVING BEEN PREPARED FOR THE PURPOSE OF INCLUDING THE CONEYANCE OF THE MANUFACTURED HOME LOCATED ON THE SAID PROPERTY WITH VIN# 7728312567.

DocumentId:: 1255064

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th day of October, 2026.

Joseph Michael Selner
Signed with Stavvy
Joseph Michael Selner

Shelly Selner
Signed with Stavvy
Shelly Selner

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph Michael Selner and Shelly Selner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
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Exhibit A

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Ruby Callis Lot, as of record in Book 6200, Page 855, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with an easement for ingress, egress and utilities and to lay and maintain a water service line, as shown on said plan.

Being the same property conveyed to Joseph Michael Selner and Shelly Selner by Warranty Deed from Alice D. Legieza, unmarried, dated 10/27/2023 and recorded 11/1/2023 in Instrument No. 20231101-0085616, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 ___ 10/8/26 te of document).

Affiant Signature

10/8/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202610120093317