Davidson County DEEDQC
Recvd: 02/18/04 10:21 2pgs
Fees:12.00 Taxes:0.00
20040218-0018481

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Richard J. Bonnell, et ux
4405 South Trace Boulevard
Old Hickory, Tennessee 37138

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 064-09-A-003.00CO
Parcel _____
F. B. # _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Carolyn J. Garlits,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Richard J. Bonnell and wife, Bonita J. Bonnell,** hereinafter called the Grantees, their heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. 4405 on the Plan of Southfork Condominiums, Phase One, of record in Plat Book 6250, page 386, Register's Office for Davidson County, Tennessee, for a more complete description of said property.
>
> Being the same property conveyed to Carolyn J. Garlits by deed of record in Instrument Number 20011004-0108283, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4405 South Trace Boulevard, ~~Mt. Juliet~~ OLD HICKORY, Tennessee ~~37122~~ 37138.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the Master Deed and By-Laws of record in Book 6783, page 839, said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this the 16th day of February, 2004.

Carolyn J. Garlits
CAROLYN J. GARLITS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn J. Garlits, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16 day of February, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

AFFIANT

Subscribed and sworn before me
this 16 day of February, 2004.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07