QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 11/29/06 15:18 2 pgs
Fees:13.00 Taxes:390.35
20061129-0147435

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kelmon, Attorney
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheri Prosser		Map 75
(NAME) 126 Jacksonian Drive	(NAME) SAME	Group 13
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS)	Parcel 183
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Marty Penix, married**, HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO **Sheri Prosser, married**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 47 on the Plan of Hermitage Hills, Section 1, as of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Les Lazarus and Dan Heichelbech, its successors and assigns, by Substitute Trustee's Deed from Aaron L. Squires of Wilson & Associates, PLLC, as Successor Trustee, and Crystanna Duffy, Co-Trustee, of record in Instrument Number 20061120-0143634, and filed for record on November 20, 2006, and further conveyed by Quitclaim Deed to Marty Penix from Lez Lazarus and Dan Heichelbech, of record in Instrument Number 20061121-0144768, and filed for record on November 21, 2006, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject to all matters as set forth per Plat Book 2900, Page 48 and 49, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 301 Bonnaridge Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 22nd day of November, 2006.

Marty Penix 11-22-06
Marty Penix Owner/Agent 12:00

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 Marty Penix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of November, 2006.

Commission expires:

ANGELA SCHMIDT
STATE OF TENNESSEE
Exp. 9/20/08
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122