2807 Box 186

QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

Davidson County DEEDQC
Recvd: 04/24/07 14:04 2 pgs
Fees:12.00 Taxes:0.00

20070424-0048873

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: . 09-01-09

(AFFIX SEAL)

RICHARD W. RING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Brooks		53.08
(NAME)	(NAME)	
2403 Elliott Drive	SAME AS ADDRESSEE	53-08-69
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, we Donna Maguire, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto Doug Brooks, hereinafter called the GRANTEES, their heirs and assigns forever, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6, Block 10, on the plan of **Dabbs and Elliot's Subdivision No. I, Old Hickory, Tennessee**, as of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee.

This being the same property conveyed by Last Will and Testament of Bobbie J. Gann to Gary W. Gann, Gina C. Gann, and Glenda G. Gann, equally, each one-third interest, filed for record on December 1, 2005 in the Seventh Circuit Court Clerk in the aforesaid Register's Office., at Will Book 6139, page 2123062 and Probate # 05P-1767, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Donna Maguire, by deed dated July 25, 2006 and appearing of record in Instrument No. 20060807-0096593, said Register's Office

unimproved ☐
This is improved ☒ property, known as 2403 Elloitt Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this 14 day of March 2007.

Donna Maguire

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Donna Maguire, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this. 14th day of March, 2007

Commission expires: 09-01-09

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public