Davidson County DEEDQC
Recvd: 10/10/08 11:49 2 pgs
Fees:12.00 Taxes:0.00
20081010-0102775

File No. 281000006

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: . 5-23-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Vanags	Wilson Bank & Trust	Map 075-54.05
(NAME)	(NAME)	
4197 Andrew Jackson Parkway	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, Tennessee 37087	
(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, **John J. Vanags, married**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **John J. Vanags, married and Susan L. Bown, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil Distrist of Davidson County, Tennessee, described to a survey made by Hickerson Engineers, October 5, 1964, as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Boulevard at the intersection of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker, by deed from F.G. Baker, et al., of record in Book 1157, Page 587, register's Office for said County; thence with the easterly margin of said Boulevard south 4° 50' east 241 feet to an iron pin; thence north 73° 27' east 585.5 feet to an iron pin in an old established wire fence; thence with the same north 19° 08' west 241.8 feet to a hackberry tree at fence corner and continuing with said fence, south 71° 28' west 187.8 feet to a hackberry tree and south 73° 27' west 337.8 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to John J. Vanags by Deed dated 08/12/2008 from John J. Vanags and Susan Bown, and spouses Judy Vanags, spouse of John J. Vanags and Jeff Bown, spouse of Susan Bown of record in Instrument No. 20051011-0122607, Register's Office for 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 4197 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 1st day of October, 2008.

John J. Vanags

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John J. Vanags 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 1st day of October, 2008.

Commission expires: 5-23-09

Notary Public

File Number: 281000006

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