THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090020890 DEEDQC
Recvd: 03/31/09 08:57 2 pgs
Fees:12.00 Taxes:0.00
20090331-0028650

ADDRESS NEW OWNER:
Karen S. Smith
107 Oakmont Drive
Mt. Juliet, TN 37122

MORTGAGEE:
Washington Mutual Bank C/O
First American R.E. Tax Serv.
1 First American Way
West Lake, TX 76262

SEND TAX BILLS:
MORTGAGEE

MAP-PARCEL:
Map 74-4
Parcel 107

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, Dennis J. Smith hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Karen S. Smith,** hereinafter called the Grantee, her heirs and assigns, all of my 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 Lot No. 131 on the Revised Plan of Lots No. 130, 131, 132, 141, 142 and 144, Reserved Parcel "C" and a Tract marked "Hermitage Swimming Club, Inc." as shown on the previously recorded plan of Hermitage Hills, Section 12, as of record in Plat Book 5210, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dennis J. Smith and wife, Karen S. Smith by deed from Rayburn Yarborough and wife, LaDonna Yarborough dated January 29, 1999, filed for record in Book 11317, Page 446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4820, Page 611; amended by Book 4960, Page 506 and Book 4969, Page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as: 701 – 703 Linden Green, Hermitage, TN 37076.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 24th day of March, 2009.

Dennis J. Smith

Dennis J. Smith

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 Dennis J. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 24th day of March, 2009.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Ashley Richardson
AFFIANT

Subscribed and sworn before me
this 24th day of March, 2009.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE