File No. 210010203

QUITCLAIM DEED

Mandy Alsup State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011

(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
Marvin Scott	Marvin Scott	Map 07605000700
(NAME)	(NAME)	
921 Christina Drive	921 Christina Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, **WE, John Reding and wife, Rochelle Reding**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Marvin Scott and wife, DiAnne Scott**, 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:

BEING Lot No. 6 on the Plan of Hidden Hills Subdivision, as shown by plat of record in Plat Book 4860, page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Reding and wife, Rochelle Reding by Deed dated January 6, 2010 from Charles Patrick Flynn, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Franklin American Mortgage Company and Franklin American Mortgage Company's successors and assigns of record in Trustee's Deed Instrument No. 20100115-0003684, 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 717 Hidden Hill Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100003330 DEEDQC
Recvd: 01/19/10 10:35 2 pgs
Fees:12.00 Taxes:0.00

20100119-0004234

Witness my/our hands this _____ day of January, 2010.

John Reding

Rochelle Reding

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 John Reding and wife, Rochelle Reding 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 15 day of January, 2010.

Commission expires: 5/14/2011

Notary Public

File Number: 210010203

RETURN TO:

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

