BILL GARRETT, Davidson County
Trans:T20140035570 DEEDQC
Recvd: 05/21/14 13:56 2 pgs
Fees:12.00 Taxes:0.00
20140521-0043874

THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Homer H. Gann, Jr. and Richard Dean Kidd 5170 Hickory Hollow Pkwy Unit # 166 Antioch, TN 37013	Homer H. Gann, Jr. and Richard Dean Kidd 5170 Hickory Hollow Pkwy Unit # 166 Antioch, TN 37013	163-5B-143

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Homer H. Gann, unmarried (aka Homer H. Gann, Jr.), hereinafter referred to as the "GRANTOR" and Homer H. Gann, Jr. unmarried and Richard Dean Kidd, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Homer H. Gann, has this day quitclaimed unto Homer H. Gann, unmarried and Richard Dean Kidd, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Mast Deed Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument No. 20031117-0167241, of Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.

Being the same property conveyed to Homer H. Gann, unmarried, by deed from Greenvale Construction, a Tennessee Limited Liability Company, dated 03/31/2005 and filed on 04/05/2005 in Instrument No. 20050406-0038071, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 14th day of May, 2014.

Homer H. Gann aka Homer H. Gann, Jr.

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Homer H. Gann aka Homer H. Gann, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2014.

Lynne Ward
Notary Public

Commission Expiration 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee

County of Sumner

The Actual Consideration of this transfer is $ 0

Homer H Gann
Affiant

Subscribed and sworn before me this 14th day of May, 2014.

My commission expires:
2/28/17

Lynne Ward
Notary public

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY