Davidson County	DEEDQC
Recvd: 05/11/16 15:56	3 pgs
Fees:17.00 Taxes:0.00	
20160511-0047081	

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of May, 2016.

NOTARY PUBLIC
My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

ADDRESS OF NEW OWNER:
Dan Zumwalt
1190 Lakeside Drive
Ashland City, TN 37015

SEND TAX BILLS TO:
New Owner

Map & Parcel: Part of 063-08-0-013.00

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THIS PARCEL INTO THREE SEPARATE TAX PARCELS WITH SEPARATE TAX PARCEL IDENTIFICATION NUMBER.

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Dan Zumwalt, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Dan Zumwalt, unmarried,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, of Block "U", on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Dan Zumwalt, unmarried, from Frances I. Shannon, a widow, by Warranty Deed, of record in Instrument No. 20151102-0111536, Register's Office for Davidson County, Tennessee.

This is improved property known as part of 406 Hadley's Bend Boulevard, Old Hickory, TN 37138.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 11th day of May, 2016.

Dan Zumwalt

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dan Zumwalt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11th day of May, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

