Davidson County DEEDQC
Recvd: 05/12/16 15:32 3 pgs
Fees:17.00 Taxes:0.00
20160512-0047617

Instrument Prepared By:
J. Carlton Drumwright
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

Address New Owners as Follows:
Betty J. Repass and
Grant V. Repass
1909 Brookmeadow Ct.
Hermitage, TN 37076

Send Tax Bills To:
NEW OWNER

Map-Parcel:
064-16-0-D-64.00

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of adding Grant V. Repass to the title and to create a right of survivorship, **Betty J. Repass,** Grantor, does hereby quitclaim and convey her interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Betty J. Repass, unmarried, by Warranty Deed, from Judith W. Simmons, a single person, of record in Instrument No. 20040330-0035656, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 12th day of May, 2016.

Betty J. Repass

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Betty J. Repass, unmarried, and Grant V. Repass, unmarried, as tenants in common with right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 12th day of May, 2016.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ Davidson

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

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2016.

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
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

