THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF July, 2016. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Donna Jean Berninger	Same as New Owner	052 12 0 108.00 and 052 12 0 108.00
(NAME) 1249 Shawnee Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DONNA JEAN BERNINGER, A MARRIED WOMAN,** "GRANTOR", by these presents, do hereby quitclaim and convey unto **DONNA JEAN BERNINGER AND HUSBAND, BRIAN A. BERNINGER,** hereinafter called "GRANTEE", her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property located in the County of Davidson, Tennessee:

Being Lot 73 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Jean Berninger by Deed from Federal Home Loan Mortgage Corporation , dated 6/6/2013 and recorded on 7/25/2013 in Instrument Number 20130725-0077101, Register's Office, Davidson County, Tennessee.

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

This is **improved** property known as **1249 Shawnee Road, Madison, Tn 37115.**

WITNESS our hands this 8 day of July, 2016

Donna Jean Berninger

Donna Jean Berninger

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Donna Jean Berninger whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 8 day of July, 2016.

Notary Public

My Commission Expires: _____

INFORMATION USED WAS FURNISHED BY GRANTORS

BILL GARRETT, Davidson County
Trans:T20160059339 DEEDQC
Recvd: 07/12/16 10:17 1 pgs
Fees:12.00 Taxes:0.00

20160712-0071169