THIS INSTRUMENT
PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 02/07/17 08:46 3 pgs
Fees:17.00 Taxes:0.00
20170207-0012737

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

AFFIANT

Subscribed and sworn to before me this ____ day of February, 2017.

My Commission Expires: 11/5/2019

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address New Owners as Follows:
Gabrielle Garner
437 Rockwood Dr.
Hermitage TN 37076

Send Tax Bills To: New Owner

Map/Parcel No. 08612001700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sheryl A. Allen,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Gabrielle Garner,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County Tennessee, being Lot No. 12 on the Plan of Hermitage Woods, Section 3, of record in Book 5050, pages 109 and 110, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

Being the same property conveyed Sheryl A. Allen by Warranty deed from Jeff P. Garner and wife, Kelly Garner dated 12/20/2002 filed of record in Instrument No. 20021228-0161022, in the Register's Office of Davidson County, Tennessee.

Property commonly known as: 437 Rockwood Drive, Hermitage, TN 37076

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 1st day of February, 2017.

Sheryl A. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl A. Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of February, 2017.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires:
11/5/2019

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017