RECORDING INFORMATION

Davidson County DEEDQC
Recvd: 04/03/17 09:30 4 pgs
Fees:22.00 Taxes:0.00
20170403-0031938

STATE OF TN)
COUNTY OF Robertson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 22nd day of March, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE (SEAL) OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cari Richards and David Richards 300 Bonnaspring Drive Hermitage, TN 37076	New Owners	075-13-0-2221.00

This Indenture is made on the _____ day of March, 2017, by and between MELISSA HUBER, RACHEL EHRMANN, and DANIEL ERHMANN, heirs at law of Robert Ehrmann (aka Kenneth Robert Ehrmann, Jr.), hereinafter referred to as **GRANTOR**, and CARI RICHARDS and DAVID RICHARDS, wife and husband, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all its interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1069 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Ehrmann and wife, Cari Ehrmann, by Warranty Deed from Allen White and wife, Annita M. White, of record in Book 8900, Page 374, Register's Office for Davidson County, Tennessee, dated March 24, 1993 and recorded on March 30, 1993. The said Robert Ehrmann and wife, Cari Ehrmann, have since divorced as evidenced by Final Decree filed December 11, 2007, as Docket Number 07D-527 in the Eighth Circuit Court for Davidson County, Tennessee. The said Cari Ehrmann is now known as Cari Richards. The said Robert Ehrmann died on September 9, 2009, leaving heirs-at-law Melissa Huber, Rachel Ehrmann, and Daniel Ehrmann, pursuant to Affidavits of Heirship of record as Instrument No. 20170403-0031936 and Instrument No. 20170403-0031937, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Bonnaspring Drive, Hermitage, TN 37076.

Each person comprising Grantor hereby individually disclaims, waives, and releases any and all rights, causes of action, or claims, of any nature, that the same may have in, regarding, relating to, or arising from the above-described property or proceeds from the sale or other disposition of such property, including but not limited to rights of the same as the heirs-at-law of Robert Ehrmann or arising from that certain Marital Dissolution Agreement by and between Cari Ehrmann and Kenneth Robert Ehrmann, Jr. dated November 9 and 13, 2007.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed as of the 22nd day of March, 2017.

GRANTOR:

Melissa Huber

Rachel Ehrmann

Daniel Ehrmann

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MELISSA HUBER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 2017.

MEGAN S CRANDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 12/7/2020

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RACHEL EHRMANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 2017.

MEGAN S CRANDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 12/7/2020

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, DANIEL EHRMANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 2017.

MEGAN S CRANDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Megan S Crandall
Notary Public

My Commission Expires: 12/7/2020

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

RYAN GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019