QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170035597 DEEDQC
Recvd: 04/27/17 11:55 2 pgs
Fees: 12.00 Taxes: 0.00
20170427-0041447

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of April, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Harper	SAME AS NEW OWNER	065090091.00
(NAME) 4000 Franklin Road	(NAME)	
(ADDRESS) Franklin, TN 37090	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Deatrick, Jr. and Daryl Spicer**, hereinafter called the Grantor(s), has quitclaimed unto **John Harper**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 125, Sherwood Forest, Section Three, as shown by plat of record in Plat Book 4460, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Deatrick, Jr. and Daryl Spicer, by Deed from Shapiro & Ingle, LLP, Substitute Trustee of record in Instrument No. 20170427004 1446, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 4840 Whittier Drive, Old Hickory, TN 37138.

Witness my hand this 24th day of April, 2017.

James Deatrick, Jr.

Daryl Spicer

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr. and Daryl Spicer the herein bargainor, 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 official seal, this the 24th day of April, 2017.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

