This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County	DEEDQC
Recvd: 06/13/17 10:49	4 pgs
Fees:22.00 Taxes:0.00	
20170613-0059213	

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Connie Lynn Flatt James Edward Mitchell Jr. - Tamara M. Mitchell FKA Tamara Sue Mitchell
Affiant Signature

Subscribed and sworn to before me on this the 8 day of June 17

Notary Public

My Commission expires 7/2/17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Connie L Flatt
5022 Bonnahill Drive
Hermitage, TN 37076
SEND TAX BILLS TO:
Connie L Flatt
5022 Bonnahill Drive
Hermitage, TN 37076
MAP AND PARCEL NUMBER: 07416007300

QUITCLAIM DEED

17NT00180

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

CONNIE LYNN FLATT AND TAMARA SUE MITCHELL, INDIVIDUALLY AS TENANTS IN COMMON

By these presents do remise, release and **QUITCLAIM** unto

CONNIE LYNN FLATT, A MARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:
BEING LOT NO. 412 ON THE PLAN OF HERMITAGE HILLS, SECTION 5 OF RECORD IN BOOK 3300, PAGE 1, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 67 FEET ON THE NORTH SIDE OF BONNAHILL DRIVE AND RUNS BACK 154.25 FEET ON THE WEST SIDE AND 130 FEET ON THE EAST SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 79.30 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CONNIE LYNN FLATT AND TAMARA SUE MITCHELL, INDIVIDUALLY AS TENANTS IN COMMON BY QUIT CLAIM DEED FROM CONNIE LYNN FLATT AND TAMARA SUE MITCHELL, SUCCESSOR TRUSTEES OF THE JAMES EDWIN MITCHELL AND SUE J. MITCHELL JOINT REVOCABLE LIVING TRUST AGREEMENT DATED 12-6-93 AS RECORDED 1-20-17 AS INSTRUMENT NO. 20170120-0006527.

BEING THE SAME PROPERTY CONVEYED TO JAMES EDWIN MITCHELL AND SUE J. MITCHELL JOINT REVOCABLE LIVING TRUST AGREEMENT DATED 12-6-93 BY QUIT CLAIM DEED FROM JAMES EDWIN MITCHELL AND SUE J. MITCHELL , HIS WIFE AS RECORDED 12-6-93 IN BOOK 9183, PAGE 448.

This is improved property commonly known as 5022 BONNAHILL DR., HERMITAGE, TN 37076.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of June, 17.

Connie Lynn Flatt

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Connie Lynn Flatt,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of June, 17.

Notary Public

My Commission expires: 7/2/17.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Williams Edward Flatt, Jr

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Williams Edward Flatt, Jr,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of June, 17.

Notary Public

My Commission expires: 7/2/17.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tamara M. Fortner FKA Tamara Sue Mitchell

Tamara M. Fortner FKA Tamara Sue Mitchell

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tamara M. Fortner FKA Tamara Sue Mitchell,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of June, 17.

Notary Public

My Commission expires: 7/2/17.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY