Davidson County DEEDQC
Recvd: 07/06/17 14:27 4 pgs
Fees:22.00 Taxes:0.00
20170706-0068088

Excise Tax: $0

This instrument was prepared by and return to:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 28th day of June, 2017, by and between, TOMMIE ANN CORNWELL, having an address at 620 Highland View Court Hermitage, TN 37076 herein called Grantor, and THE ROBBY AND TOMMIE CORNWELL LIVING TRUST dated the 28th day of June, 2017, ROBBY DEAN CORNWELL and TOMMIE ANN CORNWELL, Trustees, having an address at 620 Highland View Court Hermitage, TN 37076 herein called Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Grantee, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – Map & Parcel ID: 064-09-0-087.00

Situated in Davidson County, Tennessee and being more particularly described as follows:

Being lot Nos. 1 and 2 of Block "D" on the map of Hadley Bend City Subdivisions, as of Record in Block 421, Page 120, Register's office for said County.

Said Lot No. 1 fronts 25 feet on the southerly side of Commerce Street and runs back 188 feet along the westerly margin of Church Street on the east side and 164 feet on the west side to a dead line in the rear, measuring 25 feet to the rear.

Said lot 2 adjoins above described lot No. 1 on the westerly side, fronts 25 feet on the southerly side of Commerce Street and runs between lines 164 feet to a dead line.

The property is subject to any and all existing easement and restriction as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10973, Page 104, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantors by deed dated August 26th, 2014, of record in the Register's Office of Davidson County, Instrument Number 20140827-0078190, and subject to any restrictions therein referred to

IN WITNESS WHEREOF, the Grantor hereunto signs her name on the day and year first above written.

Tommie Ann Cornwell
TOMMIE ANN CORNWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of June, 2017, before me appeared TOMMIE ANN CORNWELL, the within named, 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 of office in the State and County aforesaid this 28th day of June, 2017.

Rodney S. Klein, NOTARY PUBLIC

My commission expires January 29, 2018.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

Tommie Ann Cornwell

TOMMIE ANN CORNWELL, AFFIANT

Sworn to and subscribed before me, this 28th day of June, 2017.

Rodney S. Klein, NOTARY PUBLIC

My commission expires: January 29, 2018.

NAME & ADDRESS OF PROPERTY OWNER:

ROBBY AND TOMMIE CORNWELL LIVING TRUST and
ROBBY DEAN CORNWELL and TOMMIE ANN CORNWELL, Trustees
620 Highland View Court
Hermitage, TN 37076

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

UNCHANGED

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.

True Copy Certification

I, Ashley Morgan, 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.

Ashley Morgan
Signature

State of Tennessee

County of Washington

Personally appeared before me, Sheryll A Hanks, a notary public for this county and state, Ashley Morgan [name] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryll A. Hanks
Notary's Signature

My Commission Expires: June 27, 2018
Notary' Seal (if on paper)

