33755

Davidson County DEEDQC
Recvd: 07/26/17 12:51 4 pgs
Fees:22.00 Taxes:0.00
20170726-0075681

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33755-06-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 25th day of ~~June, 2017~~. July, 2017 Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

QUITCLAIM DEED

Address New Owner: Eric M. Mosier Chelli E. Mosier 405 Terry Place Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 075 10 0 033 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Eric Mosier, a married man, and Melvin D. Hammer, a married man ("Grantor"), do hereby quitclaim, transfer and convey unto Eric M. Mosier and Chelli E. Mosier, husband and wife ("Grantee"), their heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 405 Terry Place, Hermitage, TN, 37076.

This property is not now nor has it ever been the marital residence of Melvin D. Hammer.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of July, 2017.

Eric Mosier

Melvin D. Hammer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Witness my hand, at office, this 25 day of July, 2017.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melvin D. Hammer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2017.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Hermitage Estates, as of record in Plat Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric Mosier and Melvin D. Hammer, as tenants in common with expressed rights of survivorship by deed dated September 8, 2005 from Eric C. Gibbs, unmarried and Janet H. Gibbs Harper and husband, Lonnie Harper of record in Instrument No. 20050912-0109158, Register's Office for Davidson County, Tennessee. Eric Mosier and Eric M. Mosier are one and the same person.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

