# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 22412 DEEDQC
11/06/2017 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171106-0113750

STATE OF TENNESSEE
COUNTY OF Williamson

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

Jamie Lowry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2017.

Cassie Lovorn
Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Homeland Title, LLC**
**1896 General George Patton Drive**
**Franklin, TN 37067**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sean Berryman** | **New Owner** | |
| (NAME) **1420 Bell Trace Drive** | (NAME) | |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) | **16216005200CO** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JANE S. BERRYMAN POHL AND JOHN POHL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **SEAN BERRYMAN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being known and designated as Lot 60-A on the Plan of Hickory Park Villas Section Two Zone Lot Division, Lots 40 through 46 and 58 through 66 as shown of record in Book 6250, Page 615 in the Register's Office for Davidson County, Tennessee to which plan specific reference is hereby made and incorporated herein as if copied verbatim.

Being the same property conveyed to Sean Berryman, an unmarried man, and Jane S. Berryman and John Pohl, wife and husband, by Warranty Deed from Rhonda A. Kelsman, unmarried, and Carmen M. Kelsman, unmarried, of record in Instrument No. 20160628-0066027, Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 28, 2016. Jane S. Berryman is now married and is known as Jane S. Pohl. Jane S. Pohl, Jane S. Berryman, and Jane S. Berryman Pohl are all one in the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and all other matters of record, including items set out on any applicable plat of record.

This is ( ) **unimproved** ( X ) **improved** property known as: 1420 Bell Trace Drive, Antioch, TN 37013.
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 27th day of October, 2017.

Jane S. Berryman Pohl

**Jane S. Berryman Pohl**

**John Pohl**

STATE OF Tennessee
COUNTY OF Williamson

On this 27th day of October, 2017, before me personally appeared Jane S. Berryman Pohl to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this 27th day of October, 2017, before me personally appeared John Pohl to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2017.

Notary Public

My Commission Expires: 3/20/18

(SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
**Homeland Title, LLC**
**1896 General George Patton Drive**
**Franklin, TN 37067**

# True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY