Bill Garrett Davidson County
Batch# 29406 DEEDQC
11/22/2017 02:31:56 PM 3 pgs
Fees: $18.00 Taxes: $18.50
20171122-0120180

This Document was Prepared By:
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Cruz Law, pllc.
126 Old Bear Creek Pike, Suite A101
Columbia, TN 38401
(931) 548-2006

(This Deed prepared based on the information furnished by the Grantee.)

Name & Address of New Owner:
Carmen Ann Mann
1064 Tulip Grove Road
Hermitage, Tennessee 37076

Send Tax Notice To:
Carmen Ann Mann
1064 Tulip Grove Road
Hermitage, Tennessee 37076

PARCEL TAX ID NO.: 086080A040.00
LOT NO.: 479

QUITCLAIM DEED

This indenture made and entered into this 22 day of November, 2017, between Zach Sills Richardson, an unmarried man, hereinafter referred to as Grantor, and Carmen Ann Mann, an unmarried woman, hereinafter referred to as Grantee.

For and in consideration of five-thousand dollars ($5,000.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Grantor does by these presents, quitclaim and convey unto Grantee, his interest in the following described parcel of land:

> Land in Davidson County, Tennessee, being Lot. No. 479 on the Plan of Re-Subdivision of Lots 469 thru 482, Camden Woods, Phase III-A, of record in Plat Book 7900, page 642, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Zach Sills Richardson and Carmen Ann Richardson by deed, executed by Volunteer Mortgage, Inc., dated November 22, 2013, of record in Instrument No. 20131206-0124477, in the Registrar's Office for Davidson County, Tennessee.
>
> This property is known as: 1064 Tulip Grove Road

Hermitage, Tennessee 37076

In witness whereof, the undersigned have (has) executed this instrument on this 22 day of November, 2017.

ZACH SILLS RICHARDSON

STATE OF TENNESSEE }
COUNTY OF Davidson }

NOTARIZATION

On this 22 day of Nov, 2017, before me a Notary Public, State of Tennessee, duly commissioned and sworn, the within named Zach Sills Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal, at office, this 22nd day of Nov, 2017.

MELISSA SWEANY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

NOTARY PUBLIC

My Commission Expires: 10-7-19

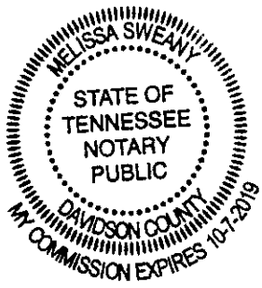
STATE OF TENNESSEE }
COUNTY OF Davidson }

OATH

I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for the transfer of the value of the property being transferred, whichever is greater, is $5,000.00.

ZACH SILLS RICHARDSON

Sworn and subscribed before me, the undersigned, this 22nd day of Nov, 2017.



NOTARY PUBLIC

My Commission Expires: 10-7-19

THE PREPARER OF THIS DOCUMENT MAKES NOT REPRESENTATION OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES.