Bill Garrett Davidson County
Batch# 53481 DEEDQC
01/31/2018 01:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180131-0009881

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of January, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricky L. Major	Pinnacle Bank	074160123.00
(NAME) 3830 Bonnacreek Drive	(NAME) 150 3rd Ave. South #900	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen L. Major, a single woman**, hereinafter called the Grantor(s), has quitclaimed unto **Ricky L. Major, a single man**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 354, as shown on the map entitled the Plan of Hermitage Hills, Section III, of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMON B. MAJOR AND WIFE, SUSIE M. MAJOR, by deed from JIMMY GORDEN OAKLEY AND WIFE, HILDA ANN OAKLEY, of record in Book 4255, page 777 , dated July 31, 1968 , said Register's Office. Further conveyed to SUSIE MAE MAJOR by Final Divorce Decree of record in Book 5384, page 379, dated June 15, 1977, said Register's Office. Being further conveyed to RICKY L. MAJOR AND WIFE, KAREN L. MAJOR , by Quitclaim Deed from AMON B. MAJOR AND SUSIE M. MAJOR, of record in Instrument No. 20120918-0084613, dated September 7, 2012, said Register's Office, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3830 Bonnacreek Drive, Hermitage, TN 37076.

Witness my hand this 24th day of January, 2018.

Karen L. Major

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen L. major the herein bargainor, 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 official seal, this the 24th day of January, 2018.

Notary Public

My Commission Expires: 3-27-18

(SEAL)



True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

