Bill Garrett Davidson County
Batch# 71260 DEEDQC
03/20/2018 10:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180320-0026058

QUITCLAIM DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2018

Notary Public

COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 Burton Hills Blvd, Ste 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
William Andy Kuhns	NEW OWNER	1481501900
(Name) 2208 Buttonquail Ct	William Andy Kuhns 2208 Buttonquail Ct	
(Address) Hermitage, TN 37076	Hermitage, TN 37076	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, William Andy Kuhns and Kymberly Gay Kuhns,, hereinafter referred to as Grantors, hereby quitclaim to William Andy Kuhns, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 86 on the Final Plat of Phase 1, Section "B" Bridgewater of record in Instrument No. 20060425-0046949, corrected by surveyor's certificate of correction in Instrument No. 20060608-0067982, register's office for Davidson County, Tennessee, to which reference is made for a more complete description. The description is the same as the previous deed of record.

Being the same property conveyed to William Andy Kuhns, unmarried, and Kymberly Gay Gatlin, unmarried, as Joint Tenants with Right of Survivorship by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership dated August 22, 2007 and recorded August 24, 2007 as Instrument No. 20070824-0101406, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to William Andy Kuhns and Kymberly Gay Kuhns, husband and wife by Quit Claim Deed from William Andy Kuhns, a married man and Kymberly Gay Kuhns, F/K/A Kymberly Gay Gatlin, a married woman, who both took title as unmarried dated October 21, 2011 and recorded October 31, 2011 as Instrument No. 20111031-0084579, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 14th day of March 2018

William Andy Kuhns

Kymberly Gay Kuhns

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Andy Kuhns and Kymberly Gay Kuhns, 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 foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 14 day of March, 2018.

NOTARY PUBLIC

My commission expires: 3/8/2021

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY