THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 72576 DEEDQC
03/23/2018 10:07:01 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20180323-0027440

ADDRESS NEW OWNER:
James Christopher O'Guin
8750 Hwy. 109 N.
Lebanon, Tennessee 37087

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
044 15 0 337.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Joyce M. Wiseman,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **James Christopher O'Guin,** hereinafter called the Grantee, his heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 79 of Section "B" on the plan of E. I. Dupont DeNemours and Company's Subdivision of Old Hickory Village, as shown of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.
>
> Said Lot No.79 fronts 53 feet on the westerly side of Clarke Street and extends back 87.3 feet on the northerly line and 87.7 feet on the southerly line to a dead line measuring 53 feet thereon.
>
> Being the same property conveyed to Joyce M. Wiseman by deed from Judy M. Woodall and husband, John L. Woodall, as of record in Instrument No. 20090323-0025654, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1004 Clarke Street, Old Hickory, Tennessee 37138.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 23rd day of March, 2018.

Joyce M. Wiseman

JOYCE M. WISEMAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce M. Wiseman, the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn before me
this 13th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY