Bill Garrett Davidson County
DEEDQC
Batch# 96341 2 pgs
05/24/2018 12:09:39 PM
Fees: $12.00 Taxes: $0.00
20180524-0049892

THIS INSTRUMENT WAS PREPARED BY
Andy Regg
170D East Main Street, PMB 172
Hendersonville, TN 37075

QUITCLAIM DEED

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Deatrick, Jr. and Daryl Spicer	SAME	052-050-104.00
2007 Kimberly Drive		
Mt. Juliet, TN 37122		

FOR AND IN 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, I,

ANDY REGG

HEREINAFTER CALLED THE GRANTOR DO HEREBY QUITCLAIM, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES DEATRICK, JR. AND DARYL SPICER

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Red Bud Terrace of record in Book 843, Page 41, said Register's Office, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Andy Regg by Substitute Trustee's Deed from Mantenn, LLC, as Substitute Trustee, of record in Instrument Number 20180517-0047314 Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Commonly known as: 315 E. Palestine Ave., Madison, TN 37115

Witness my hand this 23rd day of May, 2018.

Andy Regg

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Andy Regg the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of May, 2018.

Commission expires: 10-19-2021

LISA MCCREARY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

For Tennessee Recording Purposes:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
24 Day of May, 2018
_____, Deputy Register

State of Tennessee
County of Davidson

As required by TENNESSEE CODE ANNOTATED Section 67-1-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the VALUE of the property transferred, WHICHEVER IS GREATER, is -0- (zero)

Sworn and subscribed to before me on this _____, day of _____, 2018.

Affiant:

Commission expires: _____

Notary Public