Bill Garrett Davidson County
Batch# 123347 DEEDQC
08/01/2018 11:05:50 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20180801-0075068

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Terra Jo Hearne	(NAME) Terra Jo Hearne	52-13-B-54 CO
(STREET ADDRESS) 2332 Benay Road	(STREET ADDRESS) 2332 Benay Road	
(CITY) Nashville (STATE) TN (ZIP) 37214	(CITY) Nashville (STATE) TN (ZIP) 37214	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Ronnie Renee Allen, Unmarried and Terra Jo Hearne Unmarried, Grantors, do hereby quitclaim and convey unto Terra Jo Hearne, Unmarried, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

SEE ATTACHED EXHIBIT A

The property address is: 2332 Benay Road Nashville, Tennessee 37214

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$0.00~~ $80,000.00

Subscribed and sworn to before me this the 27 day of June, 2018.

Affiant

My commission expires: 3/2/21 (Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 26th day of June, 2018.

Ronnie Renee Allen

Terra Jo Hearne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of June, 2018, before me personally appeared Ronnie Renee Allen, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 26 day of June 2018.

Notary Public
My Commission Expires: Jan. 6, 2020

DIANE ARRINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

18-2301

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

On this 25 day of June, 2018, before me personally appeared Terra Jo Hearne, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness ~~my~~ hand and official seal this 25th day of June, 2018.

~~Notary Public~~
My Commission Expires: 09/01/2020



Exhibit "A"
Property Description

Lot No. 92 on the Plat of River Glen, Phase II-C on the Plan of River Glen, Planned Unit Development, of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Page 650 and 651, all references of record in the Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete detailed description.

Being the same property conveyed to Ronnie Renee Allen and Terra Jo Boyd Hearne as heirs at law of Patricia Josephine Boyd aka Patricia J. Boyd, who died December 29, 2017, as evidenced by affidavit of heir-ship, dated May 23, 2018 recorded as Instrument Number 20180629-0062946, Register's Office for Davidson County, Tennessee.

ALSO being part of the same property conveyed to Patricia J. Boyd, unmarried from Fox Ridge Homes, Inc. by Deed dated July 26, 1993 in Book 9025, Page 402, Register's Office for Davidson County, Tennessee.