Bill Garrett Davidson County
Batch# 127850 DEEDQC
08/13/2018 08:29:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180813-0079329

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** ***No title search was performed in the preparation of this quitclaim deed.***	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8th day of August, 2018. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Lamar Jeffery Ernst and Terry Ernst 1313 Presidential Trce. Hermitage, TN 37076	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: 086-07-0-133.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lamar Jeffery Ernst, a married man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Lamar Jeffery Ernst and Terry Ernst, husband and wife**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 284 on the Plan of Jackson's Retreat, Section 5A, of record in Book 6250, page 309, Register's Office for said County.

Said Lot No. 284 fronts 59.0 feet on the northerly margin of Presidential Trace and extends back 117.81 feet on the westerly line and 110.27 feet on the southeasterly to a dead line in the rear measuring 97.45 feet thereon.

Being the same property conveyed to Lamar Jeffery Ernst by Warranty Deed from Darlene Stone, of record in Instrument No. 20170126-0008482, Register's Office for Davidson County, Tennessee, dated January 25, 2017 and recorded on January 26, 2017.

Being also known as 1313 Presidential Trce., Hermitage, TN 37076.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of August, 2018.

Lamar Jeffery Ernst

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lamar Jeffery Ernst, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of August, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021