Karen Y Johnson Davidson County
Batch# 137122 DEEDQC
09/05/2018 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180905-0087648

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of Aug, 2015.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daryl Spicer and James Deatrick, Jr.	SAME AS NEW OWNER	07605003200
(NAME) 1285 N. Mt. Juliet Road	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **American Consulting Corp.**, hereinafter called the Grantor(s), has quitclaimed unto **Daryl Spicer and James Deatrick, Jr.**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hidden Hill, of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to American Consulting Corp. by deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 201809050087647, Register's Office of Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 4924 Leesa Ann Lane, Hermitage, TN 37076

Witness my hand this 31 day of August, 2018.

American Consulting Corp.

BY: Dale Hire, Pres.
Dale Hire, President

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dale Hire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of American Consulting Corp., the within named bargainors, a corporation, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, this the 31 day of August, 2018.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL) JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY