QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 150758 DEEDQC
10/11/2018 11:27:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181011-0100880

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF September, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-9-2022

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9621

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
KIMBERLY GREENE F/N/A KIMBERLY D. HOSNER	SAME	173-16-0A-068.00CO
3624 Coles Branch Dr		173-16-0A-068.00CO
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL W. HOSNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO

KIMBERLY GREENE F/N/A KIMBERLY D. HOSNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3624 Coles Branch Dr, Antioch, TN 37013

Witness my hand on this 9 day of 29, 2018

Samuel W. Hosner

ROBERT T BOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Samuel W. Hosner the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Samuel W. Hosner executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 2018

Notary Public

My Commission Expires: 7-9-22

18-9621

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly D. Hosner and Samuel W. Hosner, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 7th day of June, 2005 in Instrument No. 20050607-0064674, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Singned Pursuant to a Divorce Order and MDA between Kimberly Hosner and Samuel Hosner found in Case Number 18D185 in the Fourth Circuit Court for Davidson County, Tennessee At Nashville