QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 5th day of December 2018

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Karen Y Johnson Davidson County
Batch# 171135 DEEDQC
12/06/2018 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181206-0118956

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
LOUANN M. TYREE 5015 Bonnahill Dr. Hermitage, TN 37076	New Owner	074 16 0 / 110.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **Louann M. Tyree,** a mutual exchange of property, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DONALD OLYN TYREE**, and wife, **LINDA K. TYREE**, the GRANTORS herein, by these presents do transfer, QuitClaim and convey unto:

LOUANN M. TYREE, unmarried, the GRANTEE herein, her heirs and assigns all our right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County Tennessee being Lot No. 375 on the Plan of Hermitage Hills, Section 5 as of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee. SAID Lot No. 375 fronts 81.59 feet on the Southerly margin of Bonnahill Drive and runs back between lines measuring 151.6 feet on the Westerly side and 154.6 feet on the Easterly side to a dead line in the rear on which it measures 90.5 feet.

Being all the same property conveyed to Walter O. Tyree and wife Elizabeth L. Tyree by Warranty deed from F.E. Stratton and wife, Bettie Stratton dated January 25, 1963, and of record in Book 3502, page 571, Register's Office for Davidson County, Tennessee. The said Walter O. Tyree having died in Davidson County, Tennessee on November 25, 2013, (Exhibit "C" attached hereto), leaving his widow, Elizabeth L. Tyree (a/k/a Elizabeth Louise Tyree) as the surviving Tenant by the Entireties. The said Elizabeth Louise Tyree having died in Davidson County on October 9, 2018 leaving Louann Marie Tyree and Donald Olyn Tyree as her sole heris at law, as reflected by Affidavit of Heirship of record as Instrument # 20181205-0118717 RODC, TN.

Linda K. Tyree executes this document to convey any marital interest.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 5015 Bonnahill Dr., Hermitage, TN. 37076.

Sworn to and Witness my hand this 5th day of December, 2018.

DONALD OLYN TYREE

LINDA K. TYREE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named DONALD OLYN TYREE & , LINDA K. TYREE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 5th day of December, 2018.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/03/2020

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QUITCLAIM DEED

From: DONALD OLYN TYREE and wife, LINDA K. TYREE

To: Louann M. Tyree,

Property:
5015 Bonnahill Dr.
Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
www.ljelaw.com

201812060118956

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com