QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 184429 DEEDQC
01/16/2019 11:23:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190116-0004526

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 10 day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-2

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
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
Jonathan T. Lemmons and Teresa M. Lemmons	SAME AS NEW OWNER	07508005400
(NAME) 2988 Cooks 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, **James L. Deatrick, Jr. and Daryl Spicer**, hereinafter called the Grantor(s), has quitclaimed unto **Jonathan T. Lemmons and Teresa M. Lemmons, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Section Four, Tulip Grove Subdivision of record in Plat Book 4175, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe A. Miller and wife, Sondra L. Miller by Warranty deed from Eugene F. Oyster, Jr. and wife, Mary J. Oyster of record in Book 5310, page 393, Register's Office for Davidson County, Tennessee, dated July 7, 1978 and recorded on July 12, 1978. Sondra L. Miller died January 20, 2017 having been predeceased by her husband Joe A. Miller. She left heirs Kim M. Parker and Karin M. Thomas and Karin M. Thomas was named Administrator of the Estate in Docket 17P124 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Being the same property conveyed to The Estate of Sondra Miller by Quitclaim deed from Kimberly Parker of record in Instrument No. 20190107-0001668 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on January 7, 2019. Being the same property conveyed to The Estate of Sondra Miller by Quitclaim deed from Karin Thomas, of record in Instrument No. 20190107-0001669 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on January 7, 2019. Being the same property conveyed to Lorne Nightingale, married by Warranty deed from Karin Miller Thomas, as the Administrator of the Estate of Sondra Miller of record in Instrument No. 20190107-0001669 Register's Office for Davidson County, Tennessee, dated January 3, 2019 and recorded on January 7, 2019. Being

the same property conveyed to James L. Deatrick, Jr. and Daryl Spicer by Warranty deed from Lorne Nightingale, married of record in Instrument No. 20190107-0001670 Register's Office for Davidson County, Tennessee, dated January 3, 2019 and recorded on January 7, 2019.

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 701 Albany Drive Hermitage, Tennessee 37076

Witness my hand this 10 day of January, 2019.

James Deatrick, Jr.

Daryl Spicer

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Deatrick, Jr. and Daryl Spicer the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of January, 2019.

Notary Public

My Commission Expires: 4-13-22

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY