Karen Johnson Davidson County
Batch# 187333 DEEDQC
01/23/2019 11:06:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190123-0006589

This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: Norman Harold Timmons and Barbara Timmons

TO: Melissa Marie Timmons

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Melissa Marie Timmons 621 Baton Rouge Court Hermitage, TN 37076	Melissa Marie Timmons 621 Baton Rouge Court Hermitage, TN 37076	Map 75-11 Parcel 35 Group

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Melissa Timmons
MELISSA MARIE TIMMONS, AFFIANT

Subscribed and sworn to under oath before me this 14th day of December, 2018.

Heather M. Yates
Notary Public

My Commission Expires: 01-08-2019

HEATHER M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **MELISSA MARIE TIMMONS**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NORMAN HAROLD TIMMONS** and **BARBARA TIMMONS**, Grantors, do hereby quitclaim, transfer and convey to **MELISSA MARIE TIMMONS**, all interest, right and ownership they may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of December, 2018.

Norman Harold Timmons
NORMAN HAROLD TIMMONS

Barbara Timmons
BARBARA TIMMONS

STATE OF TENNESSEE)
)
COUNTY OF ~~WILSON~~ KB)
Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **NORMAN HAROLD TIMMONS** and **BARBARA TIMMONS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged themselves to be **NORMAN HAROLD TIMMONS** and **BARBARA TIMMONS**, and whom upon further oath acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their name.

Witness my hand and seal this the 26th day of December, 2018.

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Keri Bates
Notary Public

My Commission Expires: 9/6/22

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, further described as follows, to wit:

Being Lot No. 453 on the plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Norman Harold Timmons and wife, Barbara Timmons, from James E. Sharpe and wife, Charissa L. Sharpe, of record in Book 9397, Page 589, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Sharpe and wife, Charissa L. Sharpe, by deed from James E. Mayo and wife, Patricia J. Mayo, of record in Book 8578, Page 607, Register's Office for said property.

This conveyance is subject to Restrictive Covenants of record in Book 4880, Page 375, Register's Office for said County.

Said property is known as 621 Baton Rouge Court, Hermitage, Tennessee 37076.

This Deed was created with information provided by Norman Harold Timmons and Barbara Timmons, and without the aid of a title search. No warranty of title expressed or implied.