Karen Johnson Davidson County
Batch# 194581 DEEDQC
02/12/2019 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190212-0013135

NAME & ADDRESS OF OWNER:	PERSON RESPONSIBLE FOR TAXES:	MAP-PARCEL #:
Jere A. McGarr	(same)	75-7-144
(Name)	(Name)	
524 Dutchmans Drive	(same)	
(Street Address)	(Street Address)	
Hermitage, TN 37076	(same)	
(City) (State) (Zip Code)	(City) (State) (Zip Code)	

THIS INSTRUMENT PREPARED BY:
L. Braxton Felts, Jr.
Attorney-at-Law
2200 21st Ave. S., Suite 318
Nashville, TN 37212

STATE OF TENNESSEE No OATH REQUIRED PER
COUNTY OF DAVIDSON T.C.A. 67-4-409(a)(3)(A)(i)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS:
$_____ _____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
_____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC
MY COMMISION EXPIRES: _____
(AFFIX SEAL)

[PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00) and/or other good and valuable consideration, I, SHERRY H. McGARR ("Grantor"), by these presents do hereby quitclaim and convey all of my rights, title and interest unto JERE A. McGARR ("Grantee"), his successors and assigns, in and to a certain tract or parcel of land, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 207 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, Page 140, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jere A. McGarr and wife, Sherry H. McGarr by Quitclaim Deed as of record in Book 11230, Page 388, said Register's Office.

This is improved property commonly known as: 524 Dutchmans Drive in Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand on this the 5th day of February, 2019.

Sherry H. McGarr
SHERRY H. McGARR, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Delores Mathis, a Notary Public in and for the State and County aforesaid, personally appeared the within-named Sherry H. McGarr, the 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 at office in Nashville, Davidson County, Tennessee, this the 5th day of February, 2019.

Delores Mathis
Notary Public

My commission expires: Sept. 20, 2022

DELORIS MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY

END DOCUMENT

CERTIFICATE OF AUTHENTICITY

I, L. Braxton Felts, Jr., 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.

By: _____
L. Braxton Felts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Shannon Lee Lumpkin, a Notary Public for this county and state, personally appeared L. Braxton Felts, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 11th day of February, 2019.

_____
NOTARY PUBLIC

My Commission Expires: Nov 8, 2021

SHANNON LEE LUMPKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON