NEW OWNER:

Barney S. Baggott & Julie Gibson Groover
402 Brandywine Drive
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map:86
Group: 14
Parcel: 5.00

This instrument was prepared solely with information provided by the parties.

Karen Johnson Davidson County
Batch# 202191 **DEEDQC**
03/06/2019 10:04:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190306-0020330

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARNEY S. BAGGOTT**, does convey unto **BARNEY S. BAGGOTT and JULIE GIBSON GROOVER, joint tenants with rights of survivorship**, their heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Zoned Lot 1-A on the Plan of the Zone lot division of Lot Nos. 1-6 of Park Manor Subdivision, of record in Book 6900, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Barney S. Baggott and wife, Joyce A. Baggott by Warranty Deed from Janie R. Love, unmarried, of record as Instrument 20080324-0029119, Register's Office for Davidson County, Tennessee.
>
> Joyce A. Baggott died on June 3, 2016, leaving her husband, Barney S. Baggott, as the surviving tenant by the entirety to this once shared tenancy by the entirety. Barney S. Baggott retains the ownership rights in the above-referenced property in its entirety and has full authority to convey such property.
>
> This is improved property known as 403 Wisteria Lane, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 14th day of February, 2019.

Barney S. Baggott
BARNEY S. BAGGOTT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Barney S. Baggott**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14th day of February, 2019.

Tammy Duncan
Notary Public

My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 14th day of February, 2019.

Tammy Duncan
Notary Public

My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY