This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 216684 **DEEDQC**
04/12/2019 09:02:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190412-0033423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Anjeanette Thomas
Affiant

Subscribed and sworn to before me this 5th day of March, 2019.

Tawhya Queen
Notary Public
My Commission Expires: June 18, 2020

TAWHYA QUEEN NOTARY PUBLIC SOUTH CAROLINA

Address New Owners as Follows:
Anjeanette D Thomas
5162 Southfork Blvd
Old Hickory, TN 37138

Send Tax Bills To:
Anjeanette D Thomas
229 Highgate Circle
Greer, SC 29650

Map-Parcel No.
063-16-0-C-047.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of Howard D. Hussey, **married,** have bargained and sold and does hereby quitclaim, transfer and convey all their right, title and interest which they may have in the hereinafter described property to **Anjeanette D. Thomas, married,** her heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee,** and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 47, Phase One, Section Two Hermitage Springs Estates Subdivision, as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restriction for Hermitage Springs Estates of record in Instrument No. 20001206-0120233, and amended in Instrument No. 20020130-0013464, and Instrument No. 20031006-147712, and Instrument No. 20040226-0022056, and Instrument No. 20031031-0160338, and Instrument No. 20060703-0078830, and Instrument No. 20060815-0100265 of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Anjeanette D. Thomas, unmarried, from Classic Homes BOS, LB, by Warranty Deed dated May, 11th 2007 and recorded in Instrument Number 20070515-0057917, Register's Office for Davidson County, Tennessee; the said Anjeanette D. Thomas having since married Howard D. Hussey; Howard D. Hussey to convey any interest he may have in the subject property, particularly any marital interest.

Being also known as 5162 Southfork Blvd, Old Hickory, TN 37138.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 4th day of March, 2019.

Howard D. Hussey

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Howard D. Hussey, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: APRIL 13, 2020

ANDREW R HAVRAN
MY COMMISSION EXPIRES
APRIL 13, 2020
SOUTH CAROLINA
NOTARY PUBLIC