Karen Johnson Davidson County
Batch# 230657 DEEDQC
05/16/2019 09:12:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190516-0046120

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Knox

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

AFFIANT

Subscribed and sworn to before me this 9th day of May, 2019.

My Commission Expires: 10-01-2022

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Paul Wizniuk and Sara Wizniuk 928 Brenton Park Court Brentwood, TN 37027	SAME	160-15-0B-009.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Hannah DePhillips, an unmarried woman,** GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Paul Wizniuk and Sara Wizniuk, husband and wife,** GRANTEE. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat, Brenton Park of record in Plat Book 1130, Page 16 and Plat Book 7900, Page 820, 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 Paul Wizniuk and Sara Wizniuk, husband and wife and Hannah Dephillips, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Stephanie R. Taylor and David S. Taylor, wife and husband of record in Instrument No. 20180622-0060458 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 22, 2018.**

This property is known as: **928 Brenton Park Court Brentwood, Tennessee 37027**.

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

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 purpose thereof, makes this conveyance to Grantee.

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature on this the 9th day of May, 2019.

Hannah DePhillips

STATE OF TENNESSEE

COUNTY OF Knox

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Hannah DePhillips**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 9th day of May, 2019.

Notary Public

My Commission Expires: 6-01-2021

DIEGO GUINAQUE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY