THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 250473 DEEDQC
06/28/2019 03:20:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190628-0063237

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of the following terms and their review and approval of the document(s) as drafted: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection or research was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The parties must review the document(s) and rely on the counsel of their attorneys or other professional advisors regarding such matters.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Darryl Hyde 2164 Quartz Ridge Dr 37207 Nash. TN	New Owner	080 07 0 118.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert E. Hyde**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Darryl Hyde**, hereinafter called the Grantee, his successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot No. 455**, on the Plan of Bordeaux Hills Section 9, as of record in Book 4175, page 116, Registers Office for said County, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed to Robert E. Hyde and wife, Margaret C. Hyde, by Warranty Deed from Randall Phillips Builders, Inc, a Tennessee corporation, filed on 03/15/1971, at Book 4486, page 153, Davidson County Register of Deeds. Margaret C. Hyde is now deceased.

This is property commonly known as 3325 COCOA DR, NASHVILLE, TN 37218.

Witness my hand, this 27 **day of** June **, 2019:**

Robert E. Hyde

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Hyde**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of June, **2019**:

Quiana Rhodes
Notary Public

My Commission Expires: 5·3·2021

QUIANA M RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 3, 2021

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Robert E. Hyde
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF June, **2019**:

Quiana Rhodes
Notary Public

My Commission Expires: 5·3·2021

QUIANA M RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 3, 2021