Karen Johnson Davidson County
Batch# 292286 DEEDQC
09/27/2019 11:03:12 AM 1 pg
Fees: $12.00 Taxes: $0.00
20190927-0098504

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Sharon Lee Horwath
AFFIANT

Subscribed and sworn to before me this 6 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
James Michael Horwath, Co-Trustee Sharon Lee Horwath, Co-Trustee 211 Brandywine Drive Old Hickory, TN 37138	New Owner	54-13-76

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration **James Michael Horwath and Sharon Lee Horwath, husband and wife,** hereby quitclaim and convey all of his/her/their undivided right, title and interest in the hereinafter described property to **James Michael Horwath and Sharon Lee Horwath, as co-Trustees of The Horwath Family Trust, under agreement dated June 6, 2019,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Brandywine Farms, Section 1, of record in Plat Book 3600, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to James M. Horwath and wife, Sharon L. Horwath, by Warranty Deed, from Mynette P. Dossey and husband, P. Mark Dossey, of record in Instrument No. 20010705-0071759, dated June 29, 2001, Register's Office for Davidson County, Tennessee.

Improved property known as 211 Brandywine Drive, Old Hickory, TN 37138

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 party hereto have hereunto set their signature on this the 6 day of June; 2019.

James Michael Horwath
James Michael Horwath

Sharon Lee Horwath
Sharon Lee Horwath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal, at office, this 6 day of June, 2019.

Notary Public

My Commission Expires: RUSSELL J McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021