Karen Johnson Davidson County
Batch# 326302 DEEDQC
12/06/2019 12:29:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191206-0126209

This Instrument Prepared By and After Recording Should Be Returned To:
WYATT, TARRANT & COMBS, LLP
(FHR)
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Evelyn R. Earheart **204 Brandywine Drive** **Old Hickory, TN 37138**	**SAME**	054-13-0 119.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evelyn R. Earheart** (hereinafter, "Grantor"), does hereby quitclaim and convey unto **Evelyn R. Earheart** (being one and the same as Grantor) and **Kimberly Ellea Earheart** (collectively, "Grantees"), as **Tenants in Common with Right of Survivorship**, all Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Brandywine Farms, Section I, as of record in Book 3600, pages 79 and 80, Register's Office for said County.
>
> Being the same property conveyed to Evelyn R. Earheart by deed from Robert E. Earheart of record in Book 4927, page 702, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD during Grantees' joint lives and, upon the death of either Grantee, to the surviving Grantee.

The Property is improved and known as 204 Brandywine Drive, Old Hickory, TN 37138. In addition, the Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all

zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12/5 day of December, 2019.

GRANTOR:

Evelyn R. Earheart

Name: Evelyn R. Earheart

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, EVELYN R. EARHEART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 5th day of December, 2019.

Susanne C. Pugh

Notary Public

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires:
March 8, 2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $ -0-.

Kimberly E. Earheart
Affiant

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

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: March 8, 2022

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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