Karen Johnson Davidson County
Batch# 345798 DEEDQC
01/21/2020 12:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200121-0007243

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Return to Equity National Title 317 Iron Horse Way, Suite 301 Providence, RI 02908	Braeden Sorrow and Julianne Sorrow 117 Dueler Drive Hermitage, TN 37076

Order Number: 219348411-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Braeden Sorrow and Julianne Sorrow, Husband and Wife and Daniel W. Sorrow and Robin J. Sorrow, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Braeden Sorrow and Julianne Sorrow, Husband and Wife**, as tenants by the entireties, whose address is 117 Dueler Drive, Hermitage, TN 37076, the following described real property located in the County of Davidson, within the corporate limits of the City of Hermitage, State of Tennessee and further described as follows:

Being all of Lot No. 86, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Declaration of Covenants contained in instrument of record in Instrument No. 20170925-0098154; Grant of Easement to Piedmont Natural Gas Company of record in Instrument No. 2010011-0002349; Declaration of Easements of record in Instrument No. 20061227-0159081 and Book 1223, Page 1531; Detention Maintenance Agreement of record in Instrument No. 20060503-0050829; Homeowner's Association Charter of record in Instrument No. 20070821-01000112; Off Site Sewer Easement of record in Instrument

No. 20170613-0059009; Notice of Completion of record in Instrument Number 20181031-0107732 and filed for record on October 31, 2018; and to any and all matters shown on said plat and survey of record in Instrument No. 20171004- 0102057; all of said Register's Office.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 076010D08600CO
Street address of property: 117 Dueler Drive, Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20181128-0116095 in the Recorder's Office, Davidson County, Tennessee.

Signed this 6th day of December, 2019.

Signature of Grantor(s):

Braeden Sorrow

Julianne Sorrow

Daniel W. Sorrow

Robin J. Sorrow

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 6th day of December, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Braeden Sorrow, Julianne Sorrow, Daniel W. Sorrow and Robin J. Sorrow, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission expires 1/3/2023

Property Address: 117 Dueler Drive, Hermitage, TN 37076
Tax Parcel: 076010D08600CO

Oath of Consideration

I or we, Braeden Sorrow the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 6th day of December, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 6th day of December 2019

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission Expires 1/3/2023

True Copy Certification

I, Scott Aguiar, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of RI
County of Providence
Personally appeared before me, Kathleen Jefferson, a notary public for this county and state, Scott Aguiar who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-5-21
Notary' Seal

KATHLEEN JEFFERSON
Notary Public, State of Rhode Island
My Commission Expires 06/05/2021