Karen Johnson Davidson County
Batch# 349822 DEEDQC
01/28/2020 11:15:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200128-0010112

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Ronnie H. Tarkington and Tammy Ann Jones	
1053 Cranford Hollow Road	SAME AS NEW OWNER
Columbia, TN 38401	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Ronnie H. Tarkington, a(n)** Married **person,** *(herein called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Tammy Ann Jones,** *(herein called "Grantee")*, all of Grantor's right, title and interest in and to the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hill-N-Dale Acres of record in Book 2900 Page 33 and 34, Registers office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tony W. Tarkington and Ronnie H. Tarkington by instrument of record in Instrument No. 20051206-0146894 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Ronnie H. Tarkington by instrument of record in Instrument No. 20180628-0062614 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel #106.16-0-38.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of January, ~~2019.~~ 2020 cw

GRANTOR:

Ronnie H. Tarkington

STATE OF TENNESSEE
COUNTY OF Maury

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Ronnie H. Tarkington**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of January, ~~2019.~~ 2020 cw

Notary Public
My Commission Expires: 2/11/2023

CHRISTINA L WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

(SEAL)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING (TENNCARE, MEDICAID, NURSING HOME, ETC.) ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.

GRANTEE AND GRANTOR ARE STRONGLY ADVISED TO IMMEDIATELY NOTIFY AND CONFER WITH ANY EXISTING HOMEOWNERS INSURANCE COMPANY (CASUALTY, LIABILITY, ETC.) OF THE CHANGE IN OWNERSHIP OF THE HEREIN CONVEYED PROPERTY TO AVOID ANY POSSIBLE LAPSE OR TERMINATION OF COVERAGE DUE TO CHANGE IN OWNERSHIP.

THE PREPARER OF THIS INSTRUMENT IS NOT THE SETTLEMENT AGENT FOR THIS TRANSACTION FOR I.R.S. REPORTING REQUIREMENTS OR FOR ANY OTHER PURPOSE.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer of the property transferred is $-0-.

Affiant

Subscribed and sworn to before me this 17th day of January, ~~2019.~~ 2020

Notary Public

My Commission Expires: 2/11/2023

(SEAL)

CHRISTINA L. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY