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# 351451 DEEDQC
01/31/2020 09:27:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200131-0011516

PREPARER'S DISCLAIMER: 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 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 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 acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marcus Williams and Seijiro Ishihara 918 Tulip Grove Road Hermitage, TN 37076	Same as Owner	086-00-0-312

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Marcus Williams**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Marcus Williams and Seijiro Ishihara, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their 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:

LAND in the 410 Civil District of Davidson County, Tennessee being **Lot No. 9** on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated July 26, 1985, fully described as follows:

BEGINNING at a point situated in the westerly margin of Tulip Grove Road. (50' R.O.W.) said point also being the easterly westerly margin of Tulip Grove Road, a curve with a radius of 1089.31 feet and a length of 75.00 feet to a point; thence, South 85 degrees 44' 28" West, a distance of 1023.86 feet to a point; thence North 12 degrees 07' 03" East, a distance of 290.00 feet to a point; thence South 88 degrees 55' 22" East, a distance of 763.91 feet to a point; thence South 60 degrees 44' 39" East, a distance of 246.71 feet to the point of beginning and containing 5.14 acres of land, more or less.

Being the same property conveyed to Marcus Williams by Lonnie Stephens and Cynthia O. Stephens by Warranty Deed recorded at Instrument No. 20190523-0048731 Davidson County Register of Deeds.

This is property commonly known as 918 Tulip Grove Road, Hermitage, TN 37076.

Witness my hand, this 21 **day of** May **, 2019:**

Marcus Williams

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcus Williams**, 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 21 day of May, **2019**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21 DAY OF May, **2019**:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON