Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 369195 DEEDQC
03/09/2020 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200309-0025997

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Darren Purcell 2709 Fleet Drive Hermitage, TN 37076	Darren Purcell 2709 Fleet Drive, Hermitage, TN 37076	086-14-0B-080.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Lauren Purcell, unmarried,** hereinafter referred to as the "GRANTOR" and **Darren Purcell, unmarried,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Lauren Purcell, unmarried,** has this day quitclaimed unto **Darren Purcell, unmarried,** any right, title and interest in and to certain real property located in **Davidson County**, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 30, on the Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 738 and 739, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Darren Purcell and Lauren Purcell, husband and wife, by Warranty Deed from Shannon M. Randol and Rebecca L Randol, husband and wife, dated 05/30/2019 and recorded 06/06/2019 in Instrument No. 20190606-0054195, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: 2709 Fleet Drive, Hermitage, TN 37076

In Witness Whereof, the undersigned has hereunto set his hand on this the 6 day of FEB, 2020.

Lauren Purcell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Lauren Purcell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 6th day of February, 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF Tennessee
COUNTY OF Davidson

The Actual Consideration of this transfer is $0.00

Affiant

Subscribed and sworn before me this 6th day of Feb., 2020.

Notary Public

Commission Expiration: 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, **Chasity Petty,** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dana Loggins**, a notary public for this county and state, **Chasity Petty,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Loggins

Dana Loggins

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: **9/18/23**