Karen Johnson Davidson County
Batch# 373828 DEEDQC
03/17/2020 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200317-0029722

Prepared by:
Tennessee Title Services, LLC
112 Center Court, Ste A
Clarksville, TN 37040
B20-0700

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 16th **day of March, 2020.**

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 2/12/2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Brock Johnathon S. Brock 638 Netherlands Drive Hermitage, TN 37076	New Owner	075-11-0-089.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **James C. Warren,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Elizabeth Brock and Johnathon S. Brock, husband and wife**, hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Brock and Johnathon S. Brock, wife and husband and James C. Warren, a married man by Warranty deed from Melvin Lee Phipps, II, a married man of record in Instrument No. 20120730-0066788 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on July 30, 2012.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 638 Netherlands Drive, Hermitage, TN 37076.

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Witness my hand this 12 day of March, 2020.

James C. Warren

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James C. Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of March, 2020.

Notary Public at Large
My commission expires: 11-3-2020

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

