This Instrument Prepared By and Return To:
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
File #443192

Karen Johnson Davidson County
Batch# 381916 DEEDQC
04/06/2020 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200406-0036203

QUITCLAIM DEED

NEW OWNER:
Jacinda Jarvis
193 Bonnalee Drive
Hermitage, TN 37078

SEND TAX BILLS TO:
Jacinda Jarvis
193 Bonnalee Drive
Hermitage, TN 37078

MAP/PARCEL
07408019800

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **SCOTT JARVIS,** hereinafter called the GRANTOR(S), do hereby quitclaim and convey unto **JACINDA JARVIS,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 878, Section Eight Hermitage Hills, as shown on Plat of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott Jarvis and Jacinda Jarvis by Warranty Deed from Keith L. Dyer, dated 02/27/2009 and recorded 03/04/2009, of record in **Instrument 200903040018979**, Register's Office for Davidson County, Tennessee. Scott Jarvis pursuant to Final Decree of Divorce, Docket No. 18 D 1820, In The Fourth Circuit Court For Davidson County, Tennessee At Nashville, dated April 24th, 2019 executed by Judge Philip E. Smith, wife was to be vested with exclusive possession of property and husband was to execute a QuitClaim Deed to divest himself of all rights title and interest to said property.

This is improved property located known as **193 Bonnalee Drive, Hermitage, TN 37078-1010.**

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

16th **IN WITNESS WHEREOF,** the GRANTOR has hereunder set their hand(s) this day of March, 2020.

SCOTT JARVIS

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **SCOTT JARVIS**, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon their oath acknowledged that they executed the foregoing instrument for the purpose therein contained, and as their own free act and deed.

WITNESS my hand and official this 16th day of March, 2020.

NOTARY

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: 5/17/21

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

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

NOTARY

STACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5.17.21

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY