This Instrument is prepared by:
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

Karen Johnson Davidson County
Batch# 398162 DEEDQC
05/11/2020 10:49:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200511-0048545

QUITCLAIM DEED

Address of New Owner:
Celia H. Byrd
Roger Alan Byrd
213 Bonnalynn Drive
Hermitage, TN 37076

Send Tax Bills to:
NEW OWNER
213 Bonnalynn Drive
Hermitage, TN 37076

Map-Parcel:
74-12-116

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Celia H. Byrd, unmarried,** does hereby quitclaim and transfer to **Celia H. Byrd, unmarried, and Roger Alan Byrd, married**, **as joint tenants with rights of survivorship**, all of her rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No191 on the Plan of Hermitage Hills, Section II, revised of record in Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 80.0 feet on the northerly margin of Bonnalynn Drive and runs back between lines, measuring 145.6 feet on the westerly side and 143.4 feet on the easterly side to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Robert W. Byrd and wife, Celia H. Byrd, by Quitclaim Deed from Robert W. Byrd, dated September 9, 1975, of record in Book 4949, Page 479, said Register's Office. **The said Robert W. Byrd having since died on** JUNE 27, 2018**, leaving title vested solely in Celia H. Byrd, as surviving tenant by the entirety.**

****THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE SEARCH****

This is improved property known as: **213 Bonnalynn Drive, Hermitage, TN 37076.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 5th day of May, 2020.

Celia H. Byrd
Celia H. Byrd

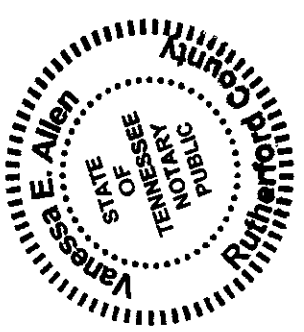
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Pedro Antonio Morales Rivera, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 8th day of May, 2020.

Notary Public

My Commission expires: 8/22/22



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 8th day of May, 2020.

Notary Public

My Commission Expires: 8/22/22

