Karen Johnson Davidson County
Batch# 454061 DEEDQC
08/11/2020 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200811-0089171

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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

AFFIANT

Subscribed and sworn to before me
this 10th day of August, 2020.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Terrence Grafton and Bryant Grafton
5160 Southfork Blvd
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map & Parcel: 063-16-0C-046.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Terrence Grafton,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Terrence Grafton and wife, Bryant Grafton,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of the Hermitage Springs Estates, a Planned Unit Development (Private Elements), Phase One-Section Two, as shown by plat appearing of record, as Exhibit A to Instrument No. 20031031-0160338, and filed for record in Instrument No. 20010730070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Terrence Grafton, married man by Warranty Deed from Bess S. White, a single person of Record in Instrument No. 20200730-0084334, Registers Office for Davidson County Tennessee.

This is real property commonly known as 5160 Southfork Blvd, Old Hickory, TN 37138.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of August, 2020.

Terrence Grafton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Terrence Grafton, with whom I am personally acquainted (or who proved to me his identity 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 seal, at office, this 10th day of August, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY