This Instrument Prepared By and Return To:
Michael Frederick
8005 Bonnafair Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 473466 DEEDQC
09/10/2020 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200910-0103262

QUITCLAIM DEED

NEW OWNER:
Michael Frederick
8005 Bonnafair Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP/PARCEL
074080076.00

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, **Diane Frederick, a married woman (formerly Diane Koplin),** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Michael Frederick, a married man,** hereinafter called the GRANTEE(S), all their right, title and interest, he may have, in the said property listed below:

Land in Davidson County, Tennessee, Being Lot No. 658 on the Plan of Hermitage Hills, Section 7, as shown by plat of record in Plat Book 3300, page 62-63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Frederick, an unmarried man and Diane Koplin, an unmarried woman, as joint tenants with the right of survivorship and not as tenants in common by Warranty Deed from John P. Spittle and wife, Barbara A. Spittle, dated 12/11/2007 and recorded 12/12/2007, of record in Instrument 200712120143302, Register's Office for Davidson County, Tennessee. The said Michael Frederick and Diane Koplin having since married.

This is improved property located at 8005 Bonnafair Drive, Hermitage, TN 37076

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.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set her hand(s) this 2nd day of September, 2020.

Diane Frederick

DIANE FREDERICK

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Diane Frederick, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon her oath acknowledged that she executed the foregoing instrument for the purpose herein contained, as her free act and deed.

WITNESS my hand and official seal this 2nd day of September, 2020.

Kimberly Rogers

NOTARY

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

MY COMMISSION EXPIRES: 6.9.2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

Michael Jon Frederick

AFFIANT

Subscribed and sworn to before me, this 2nd day of September, 2020.

Kimberly Rogers

NOTARY PUBLIC

My Commission Expires: 6.9.2024

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

Kimberly Rogers

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.

Tracey Trumphour

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.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY