THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
James Hicks
735 Tulip Grove Road #221
Hermitage TN 37076

Karen Johnson Davidson County
Batch# 483672 DEEDQC
09/25/2020 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200925-0110575

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tamra Hicks & James Hicks** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **James W. Hicks, as Sole Owner** of 735 Tulip Grove Road, #221, Hermitage TN 37076, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson, State of Tennessee**, to-wit:

Being a certain townhouse unit situated in Davidson County, Tennessee, being Unit No. 221, also known as Tax Parcel 72 on the Plan of Tulip Cove Townhomes, Phase 1, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions as of record in Instrument #20050525-0059119, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel ID No: 075 12 0F 072.00

Also known by street and number as: **735 Tulip Grove Road, #221, Hermitage TN 37076**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded with Instrument No. 201505050041019 in the Registry's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 21 day of September, 2020.

Tamra Hicks

James Hicks

STATE OF Tennessee
COUNTY OF Robertson

On this the 21st day of September, 2020, before me, the undersigned officer, personally appeared **Tamra Hicks & James Hicks**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

STEPHANIE A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Stephanie A Bell
Notary Public

My Commission expires: 10-18-22

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Tamra Hicks

James Hicks

State of Tennessee
County of Robertson

Subscribed and sworn before me this 21st day of September, 2020.

Stephanie A Bell
Notary Public

My Commission expires: 10-18-22

STEPHANIE A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Joannie Perez, 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 RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez 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: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022