Karen Johnson Davidson County
Batch# 507447 DEEDQC
11/02/2020 01:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201102-0127919

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to before me, this **26th** day of **October, 2020**.

Notary Public
My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
383 E MAIN ST., STE 110
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John W Ackerman	**CMG Mortgage, Inc D/B/A CMG Financial**	**053090B09100CO**
1768 Cumberland Station Blvd	**3160 Crow Canyon Rd., Ste. 400**	Account Number:
Madison, TN 37115	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Carol Ackerman, A Single Woman**" GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **John W. Ackerman, A Single Man**, all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Three, Cumberland Station at Wilson Camp, of record in Instrument No. 20031006-0146888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Ackerman and Carol Ackerman, husband and wife from Hillary Fox, unmarried by Warranty Deed dated July 19, 2019 of record in Instrument No. 20190723-0072381 Register's Office for Davidson County, Tennessee.

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

Witness my/our hand(s) this 26th day of **October, 2020.**

Carol Ackerman
Carol Ackerman

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, a Notary Public of said County and State, **Carol Ackerman,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of **October, 2020.**

MATTHEW O'MARA SMITH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Matthew O'Mara Smith
Notary Public
My Commission Expires: 12/19/2023

True Copy Certification

I, **Jennifer McEwen,** 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.

Jennifer McEwen
Signature

State of TENNESSEE
County of SUMNER

Personally, appeared before me, **Brenda Norton,** a notary public for this county and state, **Jennifer McEwen,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Norton
Notary's Signature
My Commission Expires: 8/27/2022

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY