This Instrument Prepared By and Return To:
Tonya M. Howell
2801 Summer Hollow Lane
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 531354 DEEDQC
12/11/2020 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145845

QUITCLAIM DEED

NEW OWNER:
Tonya M. Howell
Russell E. Ward
2801 Summer Hollow Lane
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP/PARCEL
064-16-0-D 218.00

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, **Tonya M. Howell, an unmarried woman,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Tonya M. Howell, an unmarried woman, and Russell E. Ward, an unmarried man, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), all her right, title and interest, she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 343 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tonya M. Howell, an unmarried woman, by Warranty Deed from William J. Hayes, unmarried, filed for record at Instrument Number 20111207-0095629, said Register's Office.

This is improved property located at 2801 Summer Hollow Lane, 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) to this Quitclaim Deed this 3rd day of December, 2020.

Tonya M Howell

TONYA M. HOWELL

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Tonya M. Howell, 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 3rd day of December, 2020.

Tracey Trumphour

NOTARY

MY COMMISSION EXPIRES: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

Tonya M Howell

AFFIANT

Subscribed and sworn to before me, this 3rd day of December, 2020.

Tracey Trumphour

NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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