Karen Johnson Davidson County
Batch# 557432 DEEDQC
01/20/2021 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210120-0008545

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: First Title and Escrow, 15 West Gude, Suite 400, Rockville, MD 20852

Reference Number: T-201904

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Eric Werning	Eric Werning	076-01-0-124.00
518 Debbie Drive	518 Debbie Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DEBRA WERNING, unmarried, whose mailing address is: 230 Hillcrest Ridge, Montezuma, IA 50171, and ERIC WERNING, unmarried, whose mailing address is: 518 Debbie Drive, Hermitage, TN 37076, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ERIC WERNING, unmarried, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 518 Debbie Drive, Hermitage, TN 37076, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Lot No. 93-B, Tulip Grove Woods Phase 1 Zone Lot Division of Lots 93, 94 and 95, as shown on plat of record in Plat Book 6200, Page 69, amended in Book 6250, Page 566, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tax ID No.: 076-01-0-124.00

BEING the same property conveyed to Grantor herein by Deed recorded in Document Number 20140501-0036939, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 518 Debbie Drive, Hermitage, TN 37076.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of January, 2021.

Debra Werning
DEBRA WERNING

STATE OF ~~TENNESSEE~~ Iowa
COUNTY OF Poweshiek

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DEBRA WERNING, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of January, 2021.

Amanda M Yamasaki
Notary Public
My Commission expires: October 14, 2023

AMANDA M YAMASAKI
Notarial Seal - Iowa
Commission Number 826843
My Commission Expires Oct 14, 2023

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 07 day of Jan, 2021.

ERIC WERNING

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERIC WERNING, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 7 day of Jan, 2021.

Notary Public
My Commission expires: ~~09-06-2014~~ 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

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

ERIC WERNING

Subscribed and sworn to before me this 7 day of Jan, 2021.

Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93-B, TULIP GROVE WOODS PHASE 1 ZONE LOT DIVISION OF LOTS 93, 94 AND 95, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 69, AMENDED IN BOOK 6250, PAGE 566, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PARCEL ID: 076-01-0-124.00

True Copy Certification

I, Matthew Gontarek, 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 the law.

State of Maryland

County of Montgomery

Personally appeared before me, Natasha Squires a notary public for this county and state, Maryland 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 Oct 12th 2021

Notary Seal

NATASHA D. SQUIRES
Notary Public
State of Maryland
Montgomery County
My commission exp. October 12, 2021