THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Janice M. Kroutter 809 Luxemburg Drive Hermitage, TN 37076	SAME	075 08 0 195.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Eighty Thousand ($80,000.00) Dollars, cash in hand paid, **James Anthony Kroutter**, hereinafter called the Grantor, hereby remises, releases, and quitclaims unto **Janice Martin Kroutter** all of the Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 161 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office, Davidson County, Tennessee.

Said Lot 161 fronts 72 feet on the easterly margin of Luxemburg Drive and extends back 208.40 feet on the northerly line, and 228.26 feet on the southerly line, to a line on the rear on which it measures 104.92 feet.

Being the same property conveyed to James Kroutter and wife, Janice M. Kroutter from Richard C. Pipes and wife, Elizabeth R. Pipes by Warranty Deed of record in Book 6719, Page 323 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 809 Luxemburg Drive, Hermitage, Tennessee 37076.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Karen Johnson Davidson County
Batch# 564381 DEEDQC
01/29/2021 11:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210129-0013323

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

WITNESS my hand this 21 day of January, 2021.

James Anthony Kroutter

James Anthony Kroutter, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Anthony Kroutter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of January, 2021.

My Commission Expires: 5/7/24

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tiffany Beckman

Notary Public