ADDRESS NEW OWNER:
Sharon L. Seibold
804 Stoner Mill Lane
Hermitage, TN 37076

Michael Wayne Prange
804 Stoner Mill Lane
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 564756 DEEDQC
02/01/2021 08:44:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0013813

SEND TAX BILLS:
As above

MAP-PARCEL: 076.05.0.151.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **SHARON SEIBOLD and MICHAEL WAYNE PRANGE** hereinafter referred to as the Grantee(s), their heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey in fee simple as tenants in common with right of survivorship to **Sharon L. Seibold** of 804 Stoner Mill Lane, Hermitage, TN 37076; and **Michael Wayne Prange** of 804 Stoner Mill Lane, Hermitage, Tennessee hereinafter called the Grantees, their heirs and assigns, 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. 40 on the plan of Stoner Mill, Section I, of record in Book 6900, pages 824 and 825, Register's Office for said County.

Said Lot No. 40, which is a corner lot, fronts 212.94 feet on the westerly margin of Stoner Mill Lane and fronts 19.00 feet on the southerly margin of Leesa Ann Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 186.88 feet on the southeasterly line and 346.38 feet on the westerly line to a point of intersection.

Being part of the same property conveyed to The Tisdale Company by deed from Donna H. Tisdale and husband, Bill Tisdale of record in Book 7921, page 93, and recorded in Book 7991, page 232, and rerecorded in Book 8016, page 23, all in said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) property taxes for 1990 for which Grantee will be responsible, (b) restrictions of record in Book 7733, page 559, said Register's Office, and (c) the matters set forth on said Plan.

Being the same property conveyed by deed to Robert A. Prange, deceased (January 1, 2015) and wife, Tamela J. Prange from The Tisdale Company of

record in Book 7204, page 431 in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Executor Deed to Sharon Seibold, Michael Wayne Prange, and Katherine Michelle Prange from Sharon Seibold, Executrix of the Estate of Tamela Riley Prange, on September 8, 2016, in Instrument No. 20160905-0094334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed to Sharon Seibold and Michael Wayne Prange from Sharon Seibold, Michael Wayne Prange and Katherine Michelle Prange on October 29, 2019, in Instrument No. 20191029-0110603, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Stoner Mill Lane, Hermitage, Tennessee 37076.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body; and do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out; and do further covenant and bind ourselves, heirs, and successors to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomever claiming by and through or under us but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this the 25th day of January, 2021.

Sharon L. Seibold

Sharon L. Seibold

Michael Prange

Michael Wayne Prange

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon L. Seibold** and **Michael Wayne Prange** to me known

to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 25th day of January, 2021.

My Commission expires: _____

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Sharon L. Seibold, AFFIANT

Michael Wayne Prange, AFFIANT

Subscribed and sworn to before me this the 25th day of January, 2021.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

NOTARY PUBLIC

My Commission Expires:_____

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889