QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 566383 DEEDQC
02/03/2021 10:06:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210203-0015341

R-P-20-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Phaneuf and Hannah Phaneuf	**New Owners**	
(NAME)	(NAME)	**075-13-0-024.00**
212 Bonnabrook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Phaneuf,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Phaneuf and Hannah Phaneuf, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 448 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page (s) 1 and 2, 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 Robert Phaneuf by Special Warranty Deed from Windell Mohon, Trustee of Bonnabrook Hermitage Carter Land Trust dated March 6, 2014, of record in Instrument No. 20201022-0123100, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **212 Bonnabrook Drive, Hermitage, Tennessee 37076**.

Witness my hand this the 26 day of January, 2020.

ROBERT PHANEUF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **ROBERT PHANEUF,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of January, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY