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)(E).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Thomas Dwight Hinch 2819 Colonial Circle Nashville, TN 37214	SAME	096 05 0 119.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten Dollars, cash in hand paid, **Donna Lynn Collins** (formerly Donna Lynn Hinch), hereinafter called the Grantor, hereby remises, releases, and quitclaims unto **Thomas Dwight Hinch** all of the Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Colonial Village, as of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Thomas Dwight Hinch and Donna Lynn Hinch (now Donna Lynn Collins) as husband and wife from Jerry Smartt and wife, Diane Smartt by Warranty Deed of record in Book 5440, Pages 159-161 in the Register's Office for Davidson County, Tennessee
>
> This is improved property known as 2819 Colonial Circle, Nashville, Tennessee 37214.

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# 588783 DEEDQC
03/10/2021 01:36:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210310-0031583

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

WITNESS my hand this 24 day of February, 2021.

Donna Lynn Collins, Grantor

STATE OF: TENNESSEE)
COUNTY OF: Dickson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Lynn Collins, 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 24 day of February, 2021.

My Commission Expires: 10-22-2024

Notary Public

