THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 098-10-0A
PARCEL: 039.00-CO

NEW OWNER'S ADDRESS:
Tracy Gaither
Quentin Mullins
6088 Hagars Grove Pass
Hermitage, TN 37076

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Tracy Gaither, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

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. 22 on the Plan of Phase Two, Hagars Grove, of record in Instrument Number 20050708-0079562, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tracy Gaither, unmarried by Warranty Deed dated 05/15/2014 from David Wayne Sharber and wife, Amanda Michelle Sharber of record in Instrument Number 20140521-0043730, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 6088 Hagars Grove Pass, Hermitage TN 37076.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Tracy Gaither and Quentin Mullins, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 16 day of March, 2021.

Karen Johnson Davidson County
Batch# 602871 DEEDQC
03/30/2021 11:16:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210330-0041578

Tracy Gaither

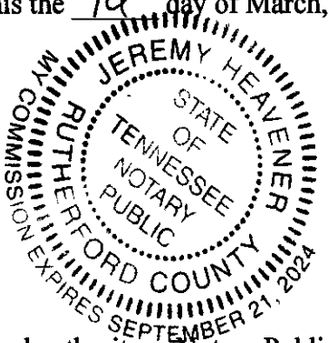
Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tracy Gaither, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 16 day of March, 2021.

Notary Public

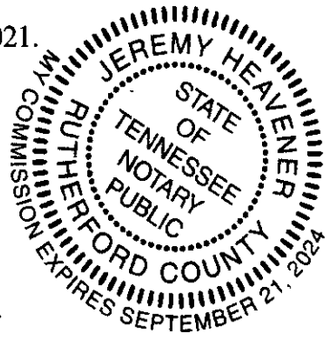


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 16 day of March, 2021.

Notary Public



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 16 day of March, 2021.

Notary Public

