PREPARED BY:
Raymond J. VanderBrink
3849 Bonnacreek Drive
Hermitage, TN 37076

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Raymond J. VanderBrink
3849 Bonnacreek Drive
Hermitage, TN 37076

MAIL TAX STATEMENTS TO:
Raymond J. VanderBrink
3849 Bonnacreek Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 624489 DEEDQC
04/28/2021 11:25:39 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210428-0056671

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 25 day of March, 2021, between Raymond J. VanderBrink, whose address is 3849 Bonnacreek Drive, Hermitage, Tennessee 37076, and Dorothy L. VanderBrink, whose address is 3849 Bonnacreek Drive, Hermitage, Tennessee 37076, a married couple ("Grantors"), and Raymond J. VanderBrink, whose address is 3849 Bonnacreek Drive, Hermitage, Tennessee 37076, Dorothy L. VanderBrink, whose address is 3849 Bonnacreek Drive, Hermitage, Tennessee 37076, and Amanda L. VanderBrink Eyler, whose address is 954 Currey Rd, Nashville, Tennessee 37217 ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantees, as Joint Tenants with Right of Survivorship, the property located in Davidson County, Tennessee, described as:

residential single family home
lot no. 328 on plan of Hermitage Hills
sec 3
recorded book 2900 - page 97 R.O.D.C.
Source of Title Book 6940 Page 482
Prior instrument reference: General Warranty Deed, Volume/Book 2900, Page 97, Document No. _____, of the Recorder of Davidson, Tennessee, recorded Tuesday, August 5, 1986.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 075-13-0-086.00

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 25 day of March, 2021.

Raymond J. VanderBrink, Grantor

Dorothy L. VanderBrink, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Raymond J. VanderBrink and Dorothy L. VanderBrink, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 25 day of March, 2021.

Notary Public

My Commission expires 11/06/2024.

ASHLEY CHIARIZZIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2024

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $_____, and the true value that the property would command at a fair and voluntary sale is $_____.

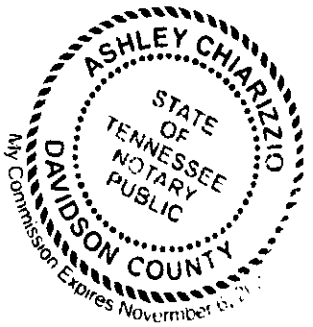
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
28 Day of April, 2021.
G. Hayes, Deputy Register

Subscribed and sworn to before me this 25 day of March, 2021

A. Chiarizzio
Notary Public

My commission expires: 11/06/2024



BOOK 6940 PAGE 482

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
RAYMOND J. VANDERBRINK ETUX	MORTGAGE CORPORATION OF THE SOUTH	75-13
(NAME)	(NAME)	
3849 BONNACREEK DRIVE	2119 6TH AVE., NORTH	Part 86.2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TENNESSEE 37076	BIRMINGHAM, ALABAMA 35203	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS DOLLARS

HEREBY ACKNOWLEDGED, WE, WILLIAM L. ST. JOHN, JR. AND WIFE, LUDEAN ST. JOHN, HEREINAFTER CALLED THE GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said RAYMOND J. VANDERBRINK AND WIFE, DOROTHY L. VANDERBRINK

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING LOT NO. 328 ON THE PLAN OF HERMITAGE HILLS, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 328 BEING A CORNER LOT FRONTS 100 FEET ON THE SOUTHERLY SIDE OF BONNACREEK DRIVE, 112.96 FEET ON THE WESTERLY SIDE OF BONNABROOK DRIVE AND 39.27 FEET ON THE CURVING CORNER AT SAID INTERSECTION AND RUNS BACK BETWEEN CONVERGING LINES 137.8 FEET ON THE WESTERLY SIDE LINE AND 114 FEET ON THE SOUTHERLY SIDE LINE TO A POINT AT THE REAR.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. ST. JOHN, JR. AND WIFE, DOVIE B. ST. JOHN BY DEED FROM CARL O. CLEMENTS AND WIFE, IMELDA ROSE CLEMENTS OF RECORD IN BOOK 5280, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DOVIE B. ST. JOHN HAVING SINCE DIED AND WILLIAM L. ST. JOHN, JR. HAVING SINCE MARRIED LUDEAN ST. JOHN.

28510

IDENTIFICATION REFERENCE

AUG 5 1 43 PM '86

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is improved (XXX) unimproved ( ) property, known as 3849 BONNACREEK DRIVE (House Number) (Street)
HERMITAGE, TENNESSEE 37076
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31 day of JULY, 19 86.

X William L. St. John Jr.
WILLIAM L. ST. JOHN, JR.

X Ludean St. John
LUDEAN ST. JOHN