Karen Johnson Davidson County
Batch# 637951 DEEDQC
05/17/2021 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210517-0066517

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF MAY, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SOHAILA T. WILLIS SALEEM T. WILLIS (NAME)	NEW OWNER (NAME)	086 07 0A 047.00
912 Moleah Court Hermitage, TN 37076 (ADDRESS)	912 Moleah Court Hermitage, TN 37076 (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of May, 2021, the undersigned, **CHARLES M. WILLIS, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **SOHAILA T. WILLIS AND SALEEM T. WILLIS, tenants in common**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **912 Moleah Court, Hermitage, TN 37076** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Bret Ridge, as shown on Plat of record in Plat Book 6900, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Sohaila T. Willis, Charles M. Willis and Saleem T. Willis, by Warranty Deed from Kevin P. Rooney, a married man and William K. Herriford, his spouse, of record in Instrument No. 20200622-0066349, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 14th day of May, 2021.

GRANTOR: CHARLES M. WILLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CHARLES M. WILLIS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of May, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

