Karen Johnson Davidson County
Batch# 639371 DEEDQC
05/19/2021 11:00:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210519-0067772

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
James Sampson	Same	176-2-8.00
4864 Peppertree Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **HERBERT G. SAMPSON, a single man, reserving unto himself a life estate**, the grantor herein, does hereby Quitclaim and convey unto the said **JAMES SAMPSON,** the Grantee herein, his successors, heirs and assigns, all of her right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Peppertree Forest, Section 14, as of record in Book 7900, page 501, 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 Herbert G. Sampson, a single man, by Warranty Deed dated 2/15/2018 from Eddie Cox, unmarried, and filed for record 02/20/2018 of record in Instrument #20180220-0016060, Register's Office for Davidson County, Tennessee.

Parcel ID No.: 176-2-8.00

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party hereunder set its hand and seal on this the ___ day of May, 2021.

Herbert G Sampson
HERBERT G. SAMPSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **HERBERT G. SAMPSON,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of May, 2021.

Rebecca Moss
Notary Public

My Commission Expires 8.21.2023

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is **$0.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2021.

Notary Public

My Commission Expires: 8·21·2023

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023