Karen Johnson Davidson County
Batch# 686712 DEEDQC
07/30/2021 08:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210730-0102486

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $- 0 -.

Gwendolyn Danner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of July, 2021.

Joann Baker
Notary Public

Commission Expires 08/08/2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

JOANN BAKER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 08, 2023

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Dalton & Katherine Brett Duriez 3705 Hoggett Ford Road Hermitage, TN 37076	Owner	086130A01500CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **GWENDOLYN DANNER, a married woman** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **DALTON DURIEZ and KATHERINE BRETT DURIEZ, husband and wife, as tenants by the entireties** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that 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. 15 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gwendolyn Danner, Dalton Duriez, and Katherine Brett Wylie (being one and the same as, and now known as Katherine Brett Duriez) by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, recorded in Instdrument No. 20190828-0086599, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3705 Hoggett Ford Road, Hermitage, TN 37076

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of July, 2021.

GWENDOLYN DANNER, Grantor

STATE OF GEORGIA)
)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, GWENDOLYN DANNER, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 29 day of July, 2021.

Commission Expires: 08/08/2023

Joann Baker
NOTARY PUBLIC

JOANN BAKER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 08, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 29th day of July, 2021.

Ernest D. Bennett, III, Affiant — July 29, 2021 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023