This instrument prepared by:
Richard M. Smith
Smith Cashion & Orr, PLC
3100 West End Avenue
Suite 800 – One American Center
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 705631 DEEDQC
08/27/2021 08:26:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0115671

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel Identification:
Mary Frances Terrell 181 Claybrook Lane Antioch, Tennessee 37013	Same	173 15 0A 092.00

KNOWN ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter **GRANTEE** and other good and valuable considerations, the receipt of which is hereby acknowledged, we **KENNETH GREER** and **PAULINE GREER,** husband and wife, hereinafter called the **GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **MARY FRANCES TERRELL,** hereinafter called the **GRANTEE,** her heirs and assigns, their right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Mill Run Subdivision, Phase 2 of record in Plat at Instrument No. 20011009-0109754, amended in Instrument Number 20020605-0067414 and Instrument of Correction filed as Instrument Number 20020605-0067915, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property previously conveyed to Kenneth Greer and Pauline Greer, husband and wife of record as Instrument Number 20130904-0092999, Register's Office for Davidson County, Tennessee dated August 26, 2013 and recorded on September 4, 2013.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property located at 181 Claybrook Lane Antioch, Tennessee 37013.

~~To have and to hold~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging ~~to the said~~ **GRANTEE**, her heirs ~~and assigned, forever~~; and we do covenant with the said **GRANTEE**, ~~her heirs and assigns~~ 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 **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of and gender shall be applicable to all genders.

WITNESS my hand this 26th day of August, 2021.

Kenneth Greer

Kenneth Greer

Pauline Greer

Pauline Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, **Kenneth Greer**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee this 26 day of August, 2021.

Antoinette M. Christmon

NOTARY PUBLIC

My Commission Expires: 9/7/2021

ANTOINETTE M. CHRISTMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, **Pauline Greer**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee this 26 day of August, 2021.

Antoinette M. Christmon

NOTARY PUBLIC

My Commission Expires: 9/7/2021

ANTOINETTE M. CHRISTMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Mary F. Terrell

Mary Frances Terrell

Subscribed and sworn to before me this the 26 day of August, 2021.

Antoinette M. Christmon

Notary Public

ANTOINETTE M. CHRISTMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Sept 7, 2021