Karen Johnson Davidson County
Batch# 724705 DEEDQC
09/27/2021 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210927-0129475

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Paul Hines
106 Five Oaks Drive
Nashville, TN 37217

Send Tax Bill to:
New Owner

Map/Parcel Number
107050A10600CO

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of July, 2021.

Notary Public

My Commission Expires:
9-6-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LARRY SOENNICHSEN, AN UNMARRIED MAN AND PAUL HINES, AN UNMARRIED MAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **PAUL HINES,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 106 Five Oaks Drive Nashville, TN 37217.

24th day of July, 2021.

Larry Soennichsen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LARRY SOENNICHSEN,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2021.

Notary Public

My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 106 on the plan of Five Oaks, formerly The Meadow, a Planned Unit Development, of record in Plat Book 5200, Page 355 and as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry Soennichsen, an unmarried man, and Paul Hines, an unmarried man, as tenants in common, by Quitclaim Deed dated 11/12/2013, from Larry Soennichsen, an unmarried man, of record in Instrument No. 20131211-0125620, Register's Office for said County.

Also being the same property conveyed to Larry Soennichsen, an unmarried man, by Warranty Deed dated 07/31/2006, from Alexandria D. Jackson, unmarried, of record in Instrument No. 20060803-0094479, in the Register's Office for said County.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24 day of August, 2021.

Paul E Hines

Paul Hines

JEANETTE MABE
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

STATE OF Tennessee

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL HINES,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2021.

Jeanette Mabe

My commission expires: 3/29/2022 Notary Public

202109270129475

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/30/2021.

Affiant Signature

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 30 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY