Karen Johnson Davidson County
Batch# 741089 DEEDQC
10/21/2021 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211021-0141474

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SEAN C. SAVACOOL	**Same**	**074-12-0164.00**
(NAME)	(NAME)	
5015 Bonnavista Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JILLIAN J. SAVACOOL ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

SEAN C. SAVACOOL ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, 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. 496 ON THE PLAN OF SECTION FIVE, HERMITAGE HILLS OF RECORD IN PLAT BOOK 3300, PAGE (S) 1 AND 2, 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 CONVEYED TO TISHAUN CLEMENTS BEY, UNMARRIED BY WARRANTY DEED FROM MARK R. RODRIGUEZ AND WIFE, JUDY L. RODRIGUEZ OF RECORD IN INSTRUMENT NO. 20051010-0122188 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 05, 2005 AND RECORDED ON OCTOBER 10, 2005. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $120,000.00.)

BEING THE SAME PROPERTY CONVEYED TO SEAN C. SAVACOOL AND JILLIAN J. SAVACOOL, HUSBAND AND WIFE BY WARRANTY DEED FROM TISHAUN CLEMENTS BEY, UNMARRED OF RECORD IN INSTRUMENT NO. 20190312-0022255 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 08, 2019 AND RECORDED ON MARCH 12, 2019. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $180,000.00.) BEING ALSO KNOWN AS 5015 BONNAVISTA DRIVE HERMITAGE, TENNESSEE 37076.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **5015 Bonnavista Drive, Hermitage, TN 37076**

Witness our hands this the 15 day of October, 2021.

Jillian J. Savacool

JILLIAN J. SAVACOOL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JILLIAN J. SAVACOOL** the within named bargainor, 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 the 15 day of October, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, **Ryan Terrell**, 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 10/15/2021 (Date of Document).

Affiant

10/19/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 19 day of October, 2021.

Briana Gage
Notary

(Seal)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

MY COMMISSION EXPIRES: _____