QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 771270 **DEEDQC**
12/09/2021 02:55:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211209-0163622

Y-SWBC-21-3851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 5/5/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Braden Stuart Land	**New Owner**	
(NAME)	(NAME)	**075-13-0-118.00**
3851 Bonnacreek 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, **DONALD STUART LAND, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADEN STUART LAND, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their 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. 295 on the Plan of Section Three, Hermitage Hills of record in Plat Book 2900, Page 97, 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 Braden Stuart Land and Donald Stuart Land by Warranty deed from Andrew Davidson, an unmarried man of record in Instrument No. 20180716-0068741 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 16, 2018.

Subject property having never been said grantors primary or marital residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3851 Bonnacreek Drive, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 30 day of November, 2021.

Donald Stuart Land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD STUART LAND, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212
615-383-2903