Karen Johnson Davidson County
Batch# 774966 DEEDQC
12/16/2021 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211216-0166447

THIS INSTRUMENT PREPARED BY
Vanquish Land Title, LLC
1428 Aversboro Road STE A
Garner, NC 27529

File No.: 21VLT-0460TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Kimberly Branch-Hayes and Darrel Hayes 329 Bournemouth Ln Hermitage, TN 37076	Kimberly Branch-Hayes and Darrel Hayes 329 Bournemouth Ln Hermitage, TN 37076	: 087 10 0A 025.00

THIS INDENTURE made this 01 day of Dec, 2021 between,
Kimberly Branch-Hayes, who acquired title as Kimberly Branch, First Parties
and
Kimberly Branch-Hayes and spouse, Darrel Hayes, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See attached legal as Exhibit "A"

Parcel ID: 087 10 0A 025.00

Commonly known as 329 Bournemouth Lane, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

Being the same property conveyed to KIMBERLY BRANCH by THE LUX DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY in an instrument dated January 31, 2014 and recorded February 6, 2014 in Instrument 20140206-0010529.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 01 day of Dec, 2021

Kimberly Branch-Hayes

STATE OF TN

OF Davidson

I, Louis N Ogiemudia Sr, a Notary Public for the County of Davidson and State of TN, do hereby certify that Kimberly Branch-Hayes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 09-06-2022

(SEAL)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 01 day of Dec, 2021.

Notary Public

My Commission Expires: 09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125 ON THE FINAL PLAN OF AARONS CRESS, PHASE 1B, OF RECORD IN INSTRUMENT NO. 20070910-0108427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 087 10 0A 025.00

Commonly known as 329 Bournemouth Lane, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

This being the same property conveyed to KIMBERLY BRANCH by Warranty Deed of THE LUX DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY dated January 31, 2014 and recorded in Instrument 20140206-0010529, in the Register of Deeds for Davidson County, Tennessee.

I, Dillon Del Favero, 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 **December 14, 2021**

Dillon Del Favero

Date **12/14/21**

State of North Carolina

County of Wake

Sworn to and subscribed before me this **12/14/21**

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024

Notary's Signature
MY COMMISSION EXPIRES: **09/25/2024**