Karen Johnson Davidson County
Batch# 776961 DEEDQC
12/20/2021 03:03:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211220-0167974

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Dorothea W. Hartley 45 Hill Street Oak View, CA 93022	NEW OWNER	52-1-190

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **J. Harrill Michelson, unmarried** "the Grantor," conveys and quitclaims unto **Dorothea W. Hartley, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 of Block "F" on the plan of REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Said Lot No 2. Fronts 50 feet on the south side of Robinwood Avenue and runs back between parallel lines, 237 feet to a dead line.
>
> Being the same property conveyed to J. Harrill Mickelson, unmarried, and Jane French, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Armand E. Allaire and Teresa A. Starr Allaire, husband and wife, dated January 29, 2007, and recorded on February 5, 2007 as Instrument No. 20070205-0014676 in the Register's Office for Davidson County, Tennessee. Jane French having died on October 30, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 13 day of December, 2021.

J. Harrill (SEAL)
J. Harrill Michelson

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

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

WITNESS my hand and official seal this 13 day of December, 2021.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual ~~consideration or~~ value whichever is greater, for this transfer is $ 0.00.

(Affiant)

Notary Public My commission expires: Jun 24, 2025

MELODY WORTHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY