NEW OWNER:
MARIA LETICIA FOXALL
3905 PLANTATION DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 781903 DEEDQC
12/30/2021 12:31:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20211230-0171887

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 07412011000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **RAY FOXALL**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MARIA LETICIA FOXALL**, her heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in the DAVIDSON County, Tennessee, and described as follows, to-wit:

Being known and designated as all of Lot No. 554 on the Plan of Hermitage Hills, Section 5, as shown on the plat of the same of record in Plat Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 554 fronts 95.0 feet on the southerly margin of Plantation Drive and runs back between lines, measuring 167.2 feet on the westerly side and 161.3 feet on the easterly side to a dead line in the rear on which it measures 52.59 feet.

Being the same property conveyed to Ricky Foxall, a married person, Ray Foxall, a married person, and Mittnee Doub, a married person by Quitclaim Deed from Odie Ray Foxall and wife, Peggy J. Foxall, dated January 5, 2017, and of record in Instrument No. 20170106-0001827, in the Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as **3907 PLANTATION DRIVE, HERMITAGE, TENNESSEE 37076**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 22nd day of December, 2021.

RAY FOXALL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RAY FOXALL**, 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 at office this 22 day of December, 2021.

NOTARY PUBLIC

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 02-14-2024

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 22nd day of December, 2021.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires: _____