QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 TH DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Same	**75-11-OA-48.00**
1265 Andrew Donelson Pike **Hermitage, TN 37076**	Same	

FOR IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RAMONA SHAW a/k/a RAMONA DICKES, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **RAMONA SHAW and JOHN MATTHEW GROCOCK SHAW, a married couple,** HEREINAFTER CALLED THE GRANTEE, all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 45 on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roy Arnold Williams, Jr., and wife, Elif Y. Iltas-Williams by deed from Randall G. Farrar and wife, Jill R. Farrar, dated February 27, 2006 and filed for record March 1, 2006 at Instrument No. 20060301-0023849 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramona Dickes, a married woman, by Warranty Deed from Roy Arnold Williams, Jr., and wife, Elif Y. Iltas-Williams, dated August 10, 2018 and recorded on August 13, 2018 at Instrument No. 20180813-0079496 in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 816295 DEEDQC
03/07/2022 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025403

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of February 2022.

GRANTOR:

RAMONA SHAW a/k/a RAMONA DICKES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 24th day of February, 2022, before me personally appeared Ramona Shaw a/k/a Ramona Dickes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 February 24, 2022

Date

Affiant Signature

February 24, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2022.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025