QUITCLAIM DEED

STATE OF Virginia, COUNTY OF Fairfax

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Kelly

Affiant

Subscribed and sworn to me on February 24 2022

NOTARY PUBLIC

My Commission Expires: 2/28/2025

Dianthony Allante Talmadge
Commonwealth of Virginia
Notary Public
Commission No. 7716174
My Commission Expires 2/28/2025

This deed was prepared based solely upon *information supplied by the Grantor, and* without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Hindman and Dustin Eugene Seger 1204 Deerhaven Court Antioch, Tennessee 37013	**US Bank N.A. ISAOA** 4801 Frederica Street Owensboro, KY 42301	**165-14-113.00**

KNOW ALL MEN BY THESE PRESENTS that Richard Hindman, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Richard Hindman and Dustin Eugene Seger, joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Peppertree Forest, Section 12, as of record in Book 8250, Page 80, Register's Office for Davidson County, Tennessee, in which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Richard Hindman by Warranty Deed from Jennifer Ash F.K.A. Jennifer Richardson, and husband, Jimmy D. Ash, dated March 26, 2010 and recorded April 1, 2010, of record in Instrument No. 20100401-0024601, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1204 Deerhaven Court, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 821273 DEEDQC
03/14/2022 09:35:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220314-0029229

WITNESS my hand on Feb 24, 2022

Richard Hindman

STATE OF Virginia

COUNTY OF Fairfax

On February 24, 2022, before me personally appeared Richard Hindman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February24, 2022.

Dianthony Allante Talmadge
Commonwealth of Virginia
Notary Public
Commission No. 7716174
My Commission Expires 2/28/2025

NOTARY PUBLIC

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