QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 828403 DEEDQC
03/25/2022 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220325-0034470

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GREGG W. CLARK
WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Alexdander Pare	SAME AS NEW OWNER	074080148.00
(NAME) 343 Bonnahurst Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, BERNARD PARE' AND WIFE, DEBORAH PARE', hereinafter called the Grantor(s), has quitclaimed unto Nicholas Alexdander Pare, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 735, as shown on the map entitled Section Seven, Hermitage Hills, of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NICHOLAS A. PARE', UNMARRIED AND BERNARD PARE' AND WIFE, DEBORAH PARE', AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from CINDY L. OVERHOLSER, UNMARRIED, of record as Instrument No. 20170920-0096527, dated September 15, 2017, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved and unimproved property known as 343 Bonnahurst Dr., Hermitage, TN 37076.

Witness my hand this 9 day of March, 2022.

Bernard Pare'

Deborah Pare'

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernard Pare' and Deborah Pare', the herein bargainor(s), 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 the 9 day of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/9/22.

Date

Celia Stewart-Rouse

Affiant Signature

3/9/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of March, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202203250034470