QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 835998 DEEDQC
04/07/2022 10:49:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220407-0040397

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 7th day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/19/2023
(AFFIX SEAL)

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Beth-Anne Gentry and Cletus Arnold Sawyer	SAME AS NEW OWNER	075-04-0-028.00
(NAME) 1408 Cleves Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(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 **Beth-Anne Gentry,** hereinafter called the Grantor(s), has quitclaimed **Beth-Anne Gentry and Cletus Arnold Sawyer**, 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) 114, as shown on the map entitled Tulip Grove Section Three, of record in Plat Book 3700, page 146, 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 Robert E. Miers and wife, Judy B. Miers, by deed from Thomas B. Nixon and wife, Fay C. Nixon, of record in Book 4592, page 206, dated February 7, 1972, said Register's Office.

Robert E. Miers conveyed his interest to Judy B. Miers, by quitclaim deed of record in Book 5593, page 942, dated February 22, 1980, said Register's Office.

Judy B. Miers conveyed her interest to Judy B. Miers and Michael Blain Miers, tenants with the right of survivorship, in quitclaim deed of record in Book 10765, page 340, dated January 16, 1998, said Register's Office.

Judy B. Miers further conveyed her interest to Michael B. Miers and Melody Yvonne Miers by quitclaim deed of record in Instrument No. 20030305-0028885, dated February 6, 2003, said Register's Office.

Melody Yvonne Miers conveyed her interest to Michael B. Miers, by quitclaim deed of record in Instrument No. 20030305-0028887, dated February 6, 2003, said Register's Office.

Michael B. Miers conveyed his interest to Michael B. Miers and wife, Beth-Anne Miers, by quitclaim deed of record in Instrument No. 20111212-0096588, dated November 10, 2011, said Register's Office.

Michael B. Miers conveyed his interest to Beth-Anne Miers, by quitclaim deed of record in Instrument No. 20200623-0067355, dated June 10, 2020, said Register's Office.

Beth-Anne Miers is now known as Beith-Anne Gentry..

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 property known as 4541 Andrew Jackson Parkway, Hermitage, TN 37076.

Witness my hand this 17th day of March, 2022.

Beth-Anne Gentry

State of TENNESSEE
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Beth-Anne Gentry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2022.

Taylor Johnson
Notary Public
My commission expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY