Karen Johnson Davidson County
Batch# 857518 DEEDQC
05/18/2022 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220518-0057263

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS April 13th, 2022

Notary Public

COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Iris T. Hammons		075 09 0 170.00
200 Bonnavue Drive	SAME AS OWNER	
(Address) Hermitage, TN 37076		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Stephen R. Hammons, hier to the Estate of Stephen Virgil Hammons, Jr., hereinafter referred to as Grantor(s), hereby quitclaim to Iris T. Hammons, an unmarried person his/her/their heirs and assigns forever,all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 946 on the Plan of Section Eight Hermitage Hills of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen V. Hammons, an unmarried man, by Warranty Deed from Susan Lynn Morgan, Trustee for the J. L. Morgan Revocable Trust, dated 1st day of August, 2012, of record in Instrument No. 20120829-0077960, in the Register's Office for Davidson County, Tennessee, dated August 28, 2012 and recorded on August 29, 2012. The said Stephen V. Hammons having since died May 23, 2017 as shown in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) recorded in Docket No. 17P-1868.

Further being the same property conveyed to Iris T. Hammons, by Administratrix's Deed from Iris T. Hammons, Administraqtrix for the Estate of Stephen Virgil Hammons, Jr., Probate Court for Davidson County, Tennessee, Docket No. 17P-1868, of record in Instrument No. 2021208-0162658, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 200 Bonnavue Drive, Hermitage, TN, 37076

IN WITNESS WHEREOF, the said Stephen R. Hammons has hereunto set his/her/their signature, on this, 13th day of April, 2022

Stephen R. Hammons

STATE OF TENNESSEE

COUNTY OF Wilson

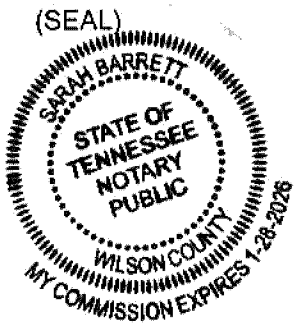
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Stephen R. Hammons, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of April, 2022.

Notary Public

My Commission Expires: 01/28/2026

(SEAL)



Certificate of Authenticity

I, Jamika Jones, 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 4/13/2022.

Date

Jamika Jones
Affiant Signature

04/15/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 15th day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205180057263