Karen Johnson Davidson County
Batch# 862871 DEEDQC
05/26/2022 08:53:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220526-0061040

QUITCLAIM DEED

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

DENNIS L. SMITH
Affiant

TERRY L. SMITH
Affiant

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2022.

Notary Public

My Commission Expires: 6-2-2024

(AFFIX SEAL)

This document was prepared by: Bill F. Hyde, BPR #035709
H&L Law, PLLC
4050 Kings Camp Pass
Arrington, Tennessee 37014

Contact Information:
615.509.4434
Bill@HLLaw.net

Address of New Owner:	Send Tax Bills To:	Tax Information:
Dennis L. Smith 814 Old Coach Pl Hermitage, TN 37076	Dennis L. Smith 814 Old Coach Pl Hermitage, TN 37076	064-12-0-A-814.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, DENNIS L. SMITH, MARRIED AND TERRY L. SMITH, UNMARRIED, as tenants in common with rights of survivorship, hereinafter called the Grantors, having bargained and sold, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto DENNIS L. SMITH, MARRIED, hereinafter called the Grantee, his successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 814, on the plan of Fox Run, First Revision – Part of Sec. 2, as shown by plat of record in Book 5200, Page 357, 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 DENNIS L. SMITH, MARRIED AND TERRY L. SMITH, UNMARRIED, as tenants in common with rights of survivorship, by warranty deed from Ronald

Sheldon Pridgen and Suzanne Elizabeth Pridgen Wade, devisees of the Last Will and Testament of Doris James Pridgen, deceased, dated June 4th, 2021, of record on Document 20210608-0076869 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, all items set out on any applicable plat of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 814 Old Coach Pl, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I, DENNIS L. SMITH, MARRIED, for this Quitclaim Deed have set my hand on this the 23rd day of May, 2022.

Grantor – DENNIS L. SMITH

IN WITNESS WHEREOF, I, TERRY L. SMITH, UNMARRIED, for this Quitclaim Deed have set my hand on this the 23rd day of May, 2022.

Grantor – TERRY L. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned who is a Notary Public in and for said county and state, the within named DENNIS L. SMITH, MARRIED AND TERRY L. SMITH, UNMARRIED, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposed contained therein.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of May, 2022.

Notary Public

My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson