NEW OWNER:
James Wills
Linda Wills
1120 Seven Points Pass
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER

Map & Parcel: 098 13 0C 116.00

From information supplied by parties;
No title work requested.

THIS INSTRUMENT PREPARED BY:
Bellar & Winkler, PLLC
Attorneys at Law
212 Main Street North
Carthage, Tennessee 37030
615-735-1684

Karen Johnson Davidson County
Batch# 868690 DEEDQC
06/08/2022 12:33:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220608-0065575

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged; We, **JAMES WILLS and wife, LINDA WILLS,** do hereby release, relinquish, and forever quitclaim unto **JAMES WILLS and LINDA WILLS, equally as tenants in common, their heirs and assigns,** all my right, title and interest in and to a certain tract or parcel of land lying and being in the Davidson County, Tennessee, and being more particularly described as follows, to–wit:

BEING Lot No. 79 on the Plan of Phase Four, section One, The meadows of Seven Points, of record in Instrument 20040227+0022425, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

AND BEING the same property conveyed to James Wills and wife, Linda Wills, by Warranty Deed from Frank Batson Homes, Inc. dated January 5, 2005, of record in Instrument 20050107-0002879, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

Said property is quitclaimed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

WITNESS our signatures, this the 25 day of May, 2022.

James S Wills

JAMES WILLS

Linda Wills

LINDA WILLS

STATE OF TENNESSEE
COUNTY OF Smith

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **JAMES WILLS and wife, LINDA WILLS,** 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 at office in Carthage, Tennessee, this the 25 day of May, 2022.

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Lavelia C. Kelly

Notary Public
My Commission Expires: 3.16.2026

STATE OF TENNESSEE
COUNTY OF Smith

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**0.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Linda Wills

Affiant

Sworn and subscribed to before me this the 25 day of May, 2022.

LAVELIA C KELLY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Lavelia C. Kelly

Notary Public
My Commission Expires: 3.16.2026