Karen Johnson Davidson County
Batch# 870804 DEEDQC
06/14/2022 09:18:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220614-0067319

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Brian Teamer 782 Pippin Drive Antioch, TN 37013	Same	163-02-0-B-071.00 CO

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Arzell Teamer and Elvira Teamer,** by these presents does hereby quitclaim and convey unto **Brian Teamer**, and his successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601 and corrected by surveyor's certificate of correction of record in Instrument No. 20050725-0086047 and Instrument No. 20050725-0086048 and amended by Ratification, Dedication, and Adoption of Plat of record in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and details of said lots.

Being the same property conveyed to Arzell Teamer and Elvira Teamer (Husband and Wife) from Grand Developers, LLC by deed of record in Instrument 20070604-0065796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 782 Pippin Drive, Antioch, TN 37013.

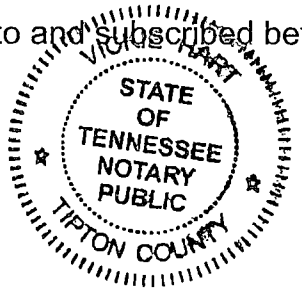
STATE OF TENNESSEE
COUNTY OF Tipton

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Arzell Teamer

AFFIANT - Arzell Teamer

Sworn to and subscribed before me, this the 7th day of June, 2022.



Vickie Hart

Notary Public

My Commission Expires: 12-12-2023

Witness our hands this 7th day of June, 2022, the bargaining party, having caused our names to be signed hereto on said day and date.

Arzell Teamer

Arzell Teamer

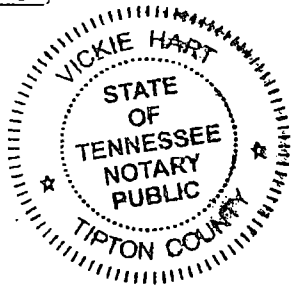
Elvira Teamer

Elvira Teamer

STATE OF TENNESSEE
COUNTY OF Tipton

Personally appeared before me, Vickie Hart, a Notary Public in and for said County and State, Arzell Teamer and Elvira Teamer, the within named bargainors, 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 Covington, Tennessee this the 7th day of June, 2022.



Vickie Hart

NOTARY PUBLIC

My Commission Expires: 12-12-2023

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.