This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 871367 DEEDQC
06/14/2022 12:00:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220614-0067606

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Thomas Dennis 3173 Earhart Road Hermitage, TN 37076	SAME	09800017500 & 09800004500

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Heidi Lynn Dennis, unmarried, N/K/A Heidi Lynn Schwab** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Thomas Dennis,** (the "Grantee"), his successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

TRACT NO. 1
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Murray D. Shanklin, Surveyor, dated April 25, 1975, as follows:

Beginning at a point in the east margin of Earhart Road, said point being the southwest corner of property conveyed to James A. Garvin and wife, Joyce C. Garvin by deed of record in Book 4921, Page 632, Register's Office for Davidson County, Tennessee; thence northerly with Earhart Road N 18 deg. 27' W 184.92 feet to an iron pin; thence continuing with Earhart Road, around a curve having a radius of465.013 feet a distance of 63.71 feet to a point; thence leaving Earhart Road S 84 deg. 05' E 627.00 feet to a point; thence S 5 deg. W 223.05 feet to a point in the north line of Melvin A. Ferrells north line N 84 deg. 45' W 523.86 feet to an iron pin, the point of beginning, and containing 3.01 acres, more or less.

TRACT NO. 2
Land in the 4th Civil District of Davidson County, Tennessee, .076 acres triangularly shaped, described according to a survey by E. P. Hail, R.L. S. Dated June 8, 1989, more particularly described as follows:

Beginning at a point in the easterly margin of Earhart Road, said point being the northwest corner of the property conveyed to William J. Donahue, et al, by a deed of record in Book 5936, Page 257, Register's Office for Davidson County, Tennessee, hereinafter referred to as the "Donahue property"; thence running with the easterly margin of Earhart Road around a slight curve having a distance of 36.2 feet to a point in the easterly margin of Earhart Road next to a fence post; thence leaving Earhart Road South 74 deg. east 200.0 feet to a point in the northerly boundary line of the Donahue Property; thence with the northerly boundary line of the Donahue Property north 84 deg. 5 min. West 188.2 feet to the beginning point in the easterly margin of Earhart Road.

Being the same property conveyed to **Thomas Dennis and Heidi Lynn Dennis, husband and wife,** by Warranty Deed from **Bran Scott and Elane O'Rourke, husband and wife,** of record in Instrument No. 20190925-0097643 in the Register's Office for **Davidson** County, Tennessee.

Heidi Lynn Dennis and Heidi Lynn Schwab is one and the same.

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

The legal description provided herein is exactly the same as in the prior recorded deeds.

This is improved property known as: **3173 Earhart Road, Hermitage, TN 37076**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 2nd day of June, 2022.

Heidi L. Schwab

Heidi Lynn Schwab
formerly known as
Heidi Lynn Dennis

STATE OF CONNECTICUT)
COUNTY OF Hartford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heidi Lynn Schwab**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of June, 2022.

Lisa M Parris
Notary Public

My Commission Expires: 9/30/25

Lisa M. Parris
Notary Public, State of Connecticut
My Commission Expires 9/30/25

STATE OF CONNECTICUT)
COUNTY OF Hartford)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Heidi J. Schwab
Affiant

Subscribed and sworn before me on this 2 day of June, 2022.

Lisa M Parris
NOTARY PUBLIC

My Commission Expires: 9/30/25

Lisa M. Parris
Notary Public, State of Connecticut
My Commission Expires 9/30/25