Karen Johnson Davidson County
Batch# 888212 DEEDQC
07/13/2022 12:28:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220713-0080589

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF GEORGINA K. HUGHES
13103 Lebanon Road
Mt. Juliet, TN 37122

NEW OWNER:	SENT TAX BILLS TO:	MAP & PARCEL:
DIANA GERLING 110 Saddle Tree Court Hermitage, TN 37076	**Same As Owner**	**064-12-0A-110.00-CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and considerations, the receipt of which is hereby acknowledged, I,

LARRY E. GERLING,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

DIANA L. GERLING,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 110 on the plan of parcels 102, 104, 106, 108, 110, 112, 114, and 116, addition to Section One, Fox Run Condominium Apartments, as of record in Plat Book, 5200, Page 89, as established by the Master Deed of Record in Plat Book 4956, Page 582, Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6370 Page 817, Book 8510, Page 92 and Book 8510, Page 95 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry E. Gerling and Diana L. Gerling, husband and wife by Warranty Deed from James E. Thomas, sole owner, of record in Instrument No. 20161014-0108943 Register's Office for Davidson County, Tennessee, date October 7, 2014, and recorded on October 14, 2016.

Being the same property conveyed to James E. Thomas, sole owner by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20160505-0044553 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 5, 2016.

This is improved property known as: **110 Saddle Tree Court, Hermitage, TN 37076**

~~TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.~~ DLH

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is encumbered, expect as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee, **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS MY SIGNATURE on this the 13th day of JULY, 2022.

Larry Eugene Gerling

LARRY EUGENE GERLING

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public, **LARRY EUGENE GERLING** with whom I am personally acquainted, and who acknowledged to me that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS MY HAND this the 13th day of July, 2022

Jessica Eason

NOTARY PUBLIC

My Commission Expires 12/1/2025



OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

Larry Eugene Gerling

LARRY EUGENE GERLING

Subscribed and sworn before me, this 13th day of July, 2022.

Jessica Eason

NOTARY PUBLIC

