Karen Johnson Davidson County
Batch# 909205 DEEDQC
08/29/2022 10:09:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220829-0097017

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Richard C. Garner
Taylor M. Garner
5170 Hickory Hollow Pkwy
No. 121
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
163-05-0B-203.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Richard C. Garner and Tracy L. Garner, husband and wife,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Richard C. Garner and Taylor M. Garner, tenants in common with rights of survivorship**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Lot No. 194, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly hickory Hollow Town Homes), as shown by Plat appearing of record in Instrument No. 20050131-0011265 and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amendment of record in Book 11167, Page 757, amendment to by-laws of record in Book 11167, Page 759, Supplemental Declaration of record in instrument No. 20050131-0011265, and amendment in Instrument No. 20141231-0119109, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Richard C. Garner and Tracy L. Garner, as husband and wife from Whitney C. Freeman and husband Reece T. Freeman, as Tenants in Common, by Warranty Deed of record in Instrument No. 20170417-0038315, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5170 Hickory Hollow Parkway, #121, Antioch, TN 37013.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 18 day of August, 2022.

Richard C. Garner

Tracy L. Garner

STATE OF Kentucky
COUNTY OF Fayette

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard C. Garner and Tracy L. Garner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 18 day of August, 2022.

Notary Public

My Commission Expires: 3/22/23

DEANNA MARIE GAYTAN
NOTARY PUBLIC
COMM. 619084
MARCH 22, 2023
COMMONWEALTH OF KENTUCKY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 19th day of August, 2022.

Notary Public

My commission expires: 5/7/2023

John M. Wells
State of Tennessee
Notary Public
Davidson County