(1)

Karen Johnson
Batch# 911194
09/01/2022 08:41:18 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20220901-0098461

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, 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 amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Robert F Warren Jr.

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Subscribed and sworn before me, this the 25 day of August, 2022.

Notary Public: Barbara Collins
My Commission Expires: 11-26-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Robert F. Warren, Jr. 509 Albany Drive Hermitage, TN 37076	Same	075-03-0-057.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT F. WARREN, JR., AN UNMARRIED MAN**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **ROBERT F. WARREN, JR., AN UNMARRIED MAN AND RICHARD WARREN, A MARRIED MAN**, (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section Three, Tulip Grove, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 95.00 feet on the easterly side of Albany Drive and extends back 148.31 feet on the southerly line and 159.76 feet on the northerly line to a dead line measuring 96.23 feet thereon.

Being the same property conveyed to Robert F. Warren, Jr. and wife, Shirley N. Warren, by Warranty Deed from Carl A. Pippin and wife, Lillian M. Pippin, dated June 29, 1972, of record in Book 4616, page 266, Register's Office for Davidson County, Tennessee. The said Shirley N. Warren having since died leaving subject property vested in Robert F. Warren, Jr., as surviving tenant by the entirety.

This is improved property commonly known as: 509 Albany Drive, 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.

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

IN WITNESS WHEREOF, this document was executed this 25th day of August, 2022.

Robert F. Warren, Jr.
ROBERT F. WARREN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **ROBERT F. WARREN, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee, this 25th day of August, 2022.

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

Barbara Collins
Notary Public

My Commission Expires: 11-26-2022