(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 938401 DEEDQC
11/07/2022 09:36:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221107-0119389

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me this 1st day of November, 2022.

My Commission Expires: _____

NOTARY PUBLIC

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Address New Owners as Follows:
Gregory Don Vincent and
Mary Ruth Vincent
Riley Lawrence Vincent
P.O. Box 112
Bailey, CO 80421

Send Tax Bills To:
New Owner

Map-Parcel:
052-03-0-196.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Gregory Don Vincent and Mary Ruth Vincent, husband and wife,** Grantors, hereby quitclaims and conveys all of his/her/their undivided right, title and interest in the hereinafter described property to **Gregory Don Vincent and Mary Ruth Vincent, husband and wife and Riley Lawrence Vincent, joint tenants with rights of survivorship,** Grantees. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of 408 Farris 3-Lot Subdivision of record in Instrument No. 20210728-0101340, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory Don Vincent and Mary Ruth Vincent, husband and wife, by Warranty Deed from Michael Payne, an unmarried man and Michele Corlew, an unmarried woman, as joint tenant with right of survivorship, of record in Instrument No. 20221107-0119388, Register's Office for Davidson County, Tennessee.

Said property having the street address of 408C Farris Avenue, Nashville, TN 37115.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the

1st day of November, 2022.

Gregory Don Vincent

Mary Ruth Vincent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Gregory Don Vincent and Mary Ruth Vincent, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2022.

Notary Signature
My commission expires:

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

File #: 22-632

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027