Karen Johnson Davidson County
Batch# 963343 DEEDQC
01/23/2023 11:00:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230123-0005048

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Sandra Elaine Underwood
SANDRA ELAINE UNDERWOOD
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2023.

Kimberly Rogers
Notary Public

My Commission Expires: 6.9.2024

Kimberly Rogers STATE OF TENNESSEE NOTARY PUBLIC County of Wilson

Reserved for Register of Deeds

Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To**:	**Map & Parcel No.:**
Michael Covington and Sandra E. Underwood 8182 Bonnafair Drive Hermitage, Tennessee 37076	Michael Covington and Sandra E. Underwood 8182 Bonnafair Drive Hermitage, Tennessee 37076	Map 75 Group 1 Parcel 43

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, SANDRA ELAINE UNDERWOOD, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto MICHAEL COVINGTON and SANDRA ELAINE UNDERWOOD, Husband and Wife, hereinafter called the Grantees, their successors, heirs, and assigns, all of her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72, on the plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SANDRA ELAINE UNDERWOOD by Quitclaim Deed from JAMES E. UNDERWOOD, dated December 8th, 1995, and filed December 19, 1995, and appearing of record in Book 9892 and Page 855, document identifier reference 0133491 with the Davidson County Register of Deeds Office, State of Tennessee.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 8182 Bonnafair Drive, Hermitage, Tennessee 37076.

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, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 13 day of January, 2023.

Sandra Elaine Underwood
Grantor – SANDRA ELAINE UNDERWOOD

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned who is a Notary Public in and for said county and state, the within named SANDRA ELAINE UNDERWOOD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed contained therein.

WITNESS my hand and official seal at Mt. Juliet (city), Tennessee (state), this the 13th day of January, 2023.

Kimberly Rogers
Notary Public

My Commission Expires: 6.8.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson
Affix Notary Seal