Karen Johnson Davidson County
Batch# 967199 DEEDQC
02/03/2023 01:45:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230203-0008051

ADDRESS NEW OWNERS AND SEND TAX BILLS:

Barbara J. Rego and Joy Duncan
654 Denver Drive
Hermitage, TN 37076

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street

MAP/PARCEL NUMBER
075 08 0 007 00
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 30 day of January, 2023, by **BARBARA J. REGO,** GRANTOR and **BARBARA J. REGO, unmarried and JOY DUNCAN, married, as joint tenancy, with right of survivorship**, GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Being Lot No. 207 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Topeka Drive at a point common to Lots 207 and 208, said lot extends northerly 105.10 feet to a point common to lots 206, 207 and 208; thence northeasterly 124.01 feet to a point on the southwesterly margin of Denver Drive, common to Lots 206 and 207; thence 131 feet with the southwesterly margin of Denver Drive to the beginning of a curve to the right having a radius of 25.00 feet, a distance of 39.27 feet to a concrete monument on the northerly margin of Topeka Drive; thence with the northerly margin of Topeka Drive 115.00 feet to the beginning.

Being the same property conveyed to Robert Anthony Rego and wife, Barbara J. Rego by Deed from Malvin Homes, Inc., dated April 15, 1969 and recorded April 16, 1969 in Book 4328, Page 256, Register's Office for Davidson County, Tennessee. The said Robert Anthony Rego, died November 21, 2020 vesting property to Barbara J. Rego, as the surviving tenant.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 654 Denver Drive, Hermitage, Tennessee 37076.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Barbara J. Rego

BARBARA J. REGO

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, BARBARA J. REGO, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 30 day of January, 2023.

M Belote

NOTARY PUBLIC

My Commission Expires: 3/25/25

MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Barbara Rego

AFFIANT

Subscribed and sworn to before me, this the 30 day of January, 2023.

M Belote

NOTARY PUBLIC

My Commission Expires: 3/25/25

MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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