PREPARED BY FAISON@LAW
JODY FAISON, ATTORNEY
2107 PARKER PLACE, BRENTWOOD, TN 37024
615-480-5639, Jody@Jodyfaison.Com

Karen Johnson Davidson County
Batch# 978124 DEEDQC
03/08/2023 08:23:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230308-0016551

STATE OF TENNESSEE

COUNTY OF DAVIDSON

RESPONSIBLE FOR TAX PAYMENT:

Sherry Towery Accaria and Karen Towery Chapman

The actual consideration for this transfer is $10.00

Karen Towery Chapman
Signed by Karen Towery Chapman

Subscribed and sworn to before me on this 24th day of February, 2023

Renee E Sinnott

Notary Public

My Commission Expires: 09-07-2026

RENEE E. SINNOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/07/2026
DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills to:	Map Parcel:
Karen Towery Chapman 421 Bonnawood Court Hermitage, TN 37076	New Owners	MAP 74-12 PAR 50 BOOK 3300
Sherry Towery Accaria 1507 Cove Street Fayetteville, TN 37334		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that GRANTOR KAREN TOWERY CHAPMAN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Sherry Towery Accaria and Karen Towery Chapman, in joint ownership with rights of survivorship, their successors, heirs and assigns, its entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

HEREINAFTER CALI.ED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, OF SCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 619 on the Plan of Hermitage Hills, Section 6, as of record in Book 5387, page 902, Register's Office for Davidson County, Tennessee.

SAID Lot No. 619 fronts 47.12 feet on the southerly margin of Bonnawood Court and runs back between lines measuring 160.3 feet on the easterly side and 135 feet on the westerly side to a line in the rear on which it measures 180.89 feet.

BEING the same property conveyed to PAUL E. TOWERY by deed from William John Harder of record in Book 5387, page 902, Register's Office for Davidson County, Tennessee.

BEING the same property inherited by Karan Towery Chapman and Sherry Towery Accaria by certified Will of Paul E. Towery Estate, on file with Davidson County Register's Office.

BEING the same property conveyed (quit claim) by Sherry Towery Accaria and Karan Towery Chapman, to Karan Towery Chapman of record in ~~Book 5387, page 902~~, on file with Davidson County Register's Office. 20220617-0069393 STA

THIS conveyance is subject to any and all existing easements of record.

This is improved property, known as: 421 BONNAWOOD COURT, HERMITAGE, TN. 37076

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS THE EXECCUTION HERE OF this 24th day of February, 2023

Karen Towery Chapman

Signed above by Karan Towery Chapman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of FEBRUARY, in the year 2023 before me, Karan Towery Chapman personally appeared, personally known to me (or proved to me based on satisfactory evidence) to be the person whose name is subscribed to this instrument as the owner of deed at 421 BONNAWOOD COURT, HERMITAGE, TN 37076 and acknowledged that she executed the within instrument for the purposes therein contained.

Renee E Sinnott

Notary Public

My Commission Expires: 09-07-2024

RENEE E SINNOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/07/2026
DAVIDSON COUNTY