Karen Johnson Davidson County
Batch# 986580 DEEDQC
03/30/2023 10 17 24 AM 2 pgs
Fees $12 00 Taxes $0 00
20230330-0023111

NEW OWNER:
Derick W. Hall

SEND TAX BILLS TO:
David W. Hall
5317 Mast Point
Hermitage, TN 37075

MAP/GROUP/PARCEL
098-09-0A-101.00-CO

THIS INSTRUMENT PREPARED BY:
T. Ryan Rumfelt, Attorney at Law
541 N. Mount Juliet Road, Ste 2203B
Mount Juliet, Tennessee 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATON SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND T. RYAN RUMFELT, ATTORNEY, SHALL NOT BE RESPONSBILE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties and for other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **BRANDIE HALL**, ("Grantor") has remised, released, transferred, and conveyed and by these presents does bargain, remise, release, transfer, and convey and forever quitclaim unto **DERICK W. HALL** ("Grantee"), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Wilson County, Tennessee bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 184 on the Plan of Phase Three-A, Lakeshore, of record in Plat Book 8250, Page 209, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Derick W. Hall and Brandie Hall, husband and wife, by Randy D. Carter and Delores Carter, husband and wife, dated March 3, 2017, and recorded on March 8, 2017, at10:09 A.M., Instrument number 20170308-0022831, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randy D. Carter, unmarried by Deed from Frank Batson Homes, Inc., dated 10/15/1993, recorded 10/19/1993, of record in Book 9119, Page 687, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 8250, Page 209, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 7572, Page 669, in the

Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement of record in Book 370, Page 444. in the Register's Office for Davidson County. Tennessee; (4) Easement contained in Quitclaim Deed of record in Book 633, Page 568 in the Register's Office for Davidson County, Tennessee; (5) Easement contained in Installment Deed of record in Book 1055, Page 247, in the Register's Office for Davidson County. Tennessee; (6) Easement contained in Davidson County Warranty of record in Book 1298, Page 132 in the Register's Office for Davidson County. Tennessee; (7) Easement contained in Exchange Plant Permit of record in Book 4077. Page 604, in the Register's Office for Davidson County. Tennessee; (8) Boundary Plat of record in Book 6900. Page 683. in the Register's Office for Davidson County. Tennessee; (9) Quitclaim Deed of record in Book 9984. Page 652 and Book 10447. Page 932. in the Register's Office for Davidson County, Tennessee; (10) Charter of Lake Shore Homeowners· Association of record in Book 7892. Page 464. in the Register's Office for Davidson County, Tennessee; and (11) Charter contained in Articles of Incorporation of record in Book 8709. Page 424. in the Register's Office for Davidson County. Tennessee.

This is improved property known as 517 Mast Point, Hermitage, TN 37075.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. As such, this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(E).

BH

WITNESS MY SIGNATURE hereto this 14 day of March, 2023.

Brandie Hall

BRANDIE HALL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned notary in and for the state and county listed above, BRANDIE HALL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and affirmed that he signed and executed the foregoing QUITCLAIM DEED for the purposes therein contained

.

Sworn to and subscribed before me this 14 day of March, 2023.

My commission expires: 2-7-2030

Notary Public

CRYSTAL D. DELL
Commission Number· NP0650272
Commission Expires· 02/07/2030
Resident of Morgan County