Karen Johnson Davidson County
Batch# 999396 DEEDQC
05/03/2023 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230503-0032967

Name and Address of New Owner:
And Send Tax Bills To:
Galen T. Gill and Julie Hatcher-Gill
5014 Bonnahill Drive
Hermitage, TN 37076

This Instrument Prepared By:

Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 074-16-0-077.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julie A. Hatcher, now known as Julie Hatcher-Gill,** "the Grantor," convey and quitclaim unto **Galen T. Gill and Julie Hatcher-Gill, husband and wife** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 408 Hermitage Hills, Section 5 as of record in Book 3300 Page 1 & 2 Register's office for said County, described as follows: Beginning at a point in the Northerly margin of Bonnahill Dr., the corner of Lot Nos 408 & 409; thence with said margin of said drive Southwesterly 108.30 feet to a concrete monument in the beginning of a curve having a radius of 25 feet; thence around said curve Northwesterly 40.46 feet to a concrete monument in the Easterly Margin of Bonnawell Drive; thence with said drive Northwesterly 98.22 feet to a point, the common corner of Lot No. 407 & 408 & 409; thence with the line between Lot Nos. 408 & 409 Southeasterly 121.51 feet to the point of beginning.

Being the same property conveyed to Donald C. Hatcher, Jr. and Julie A. Hatcher, husband and wife by Warranty deed from Mary E. Adkins of record in Book 10529, page 135, Register's Office for Davidson County, Tennessee, dated June 20, 1997 and recorded on July 14, 1997.

Being the same property conveyed to Julie A. Hatcher by Quitclaim deed from Donald C. Hatcher, Jr. of record in Instrument No. 20021021-0128886 Register's Office for Davidson County, Tennessee, dated September 04, 2002 and recorded on October 21, 2002.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28th day of April, 2023.

Julie A. Hatcher nka Julie Hatcher Gill (SEAL)
Julie A. Hatcher, now known as Julie Hatcher-Gill

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of April, 2023, before me personally appeared **Julie A. Hatcher, now known as Julie Hatcher-Gill** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 1/31/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 1/31/2027

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/2023.

Affiant Signature

5/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/3/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON