QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Aug 3rd, 2023.

NOTARY PUBLIC

My Commission Expires: March 3rd 2026

PATRICK MCNEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1034699 DEEDQC
08/04/2023 02:20:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230804-0060525

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William S. Vincent and Cynthia J. Vincent 5500 Peninsula Park Landing Hermitage, TN 37076	Same as new owner	097 16 0A 013.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that WILLIAM S.VINCENT, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto WILLIAM S.VINCENT and CYNTHIA J. VINCENT, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of First Revision of Peninsula, A Planned Residential Development, as shown by plat of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Vincent from John David Pelham and Rebecca C. Pelham by Warranty Deed dated March 12, 2015, and recorded March 16, 2015, of record in Instrument No. 20150316-0022212, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 5500 Peninsula Park Landing, Hermitage, TN 37076.

WITNESS my hand on AUG 3, 2023.

William S. Vincent

STATE OF Tennessee

COUNTY OF Davidson

On Aug 3rd, 2023, before me personally appeared WILLIAM VINCENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Aug 3rd, 2023.

NOTARY PUBLIC

My Commission Expires: March 3rd 2026

PATRICK MCNERL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026