This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1058255 DEEDQC
10/05/2023 11 49 52 AM 2 pgs
Fees: $12 00 Taxes: $0 00
20231005-0078478

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Kevin Turner 638 Netherlands Drive Hermitage, TN 37076	NEW OWNER	075-11-0-089.00

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, **Keri Taylor, an unmarried woman** "the Grantor," conveys and quitclaims unto **Kevin Turner, an unmarried man** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed to Kevin Turner, an unmarried man and Keri Taylor, an unmarried woman, as joint tenants from Elizabeth Brock and Johnathon S. Brock, wife and husband, on April 15, 2020, and recorded on April 21, 2020, in Instrument No. 20200421-0041522, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 638 Netherlands Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 20th day of September, 2023.

(SEAL)
Keri Taylor

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Keri Taylor,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of September, 2023.

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2026
SUMNER COUNTY

Chasity Petty
Notary Public
My commission expires: ~~9-27-26~~ CP
9-27-26

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Chasity Petty
Notary Public

My commission expires: 9-27-26

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2026
SUMNER COUNTY