Karen Johnson Davidson County
Batch# 1080103 DEEDQC
12/08/2023 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231208-0094948

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before
me this 8th day of December 2023.

Notary
Commission Expires: 06/04/25, 2026

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tamara Sowell 5205 Roxborough Dr Hermitage, TN 37076	NEW OWNER	Tax ID 09802001200

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Tamara Sowell, an unmarried person and Ellen M. Turner, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Tamara Sowell, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed dated October 27, 2023 from Maichel Basilious, unmarried, and filed of record on October 30, 2023 and filed in Instrument no. 20231030-0084673, in the Register's Office for Davidson County, Tennessee.

Commonly Known As: 5205 Roxborough Drive, Hermitage, TN 37076

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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, THAT NO TITLE SEARCH WAS CONDUCTED, 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.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Pages)

Witness my hand this 8th day of December 2023.

Tamara Sowell

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Sowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2023.

Notary Public
My Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Ellen M. Turner

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen M. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2023.

Notary Public
My Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 12/08/2023.

Affiant Signature – Joshua A. Terry

12/08/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/08/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27