Karen Johnson Davidson County
Batch# 1084442 DEEDQC
12/20/2023 02:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231220-0098225

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075.** FILE 2193216	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF DECEMBER 2023. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Gerard Bomer and Darcy Bomer and Kammy June Maxfeldt	Same as new owner	Part of 08600011300
(NAME)	(NAME)	
7348 Blue Gable Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GERARD BOMER AND DARCY BOMER, HUSBAND AND WIFE**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **GERARD BOMER AND DARCY BOMER, HUSBAND AND WIFE AND KAMMY JUNE MAXFELDT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to 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 102, on the plan of RIVERBROOK PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 2023011-30003136, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gerard Bomber and Darcy Bomer, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated December 20, 2023 and recorded in Instrument No. 20231220-0098127 Register's Office for Sumner County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **7348 Blue Gable Road, Hermitage, TN 37076.**

WITNESS my/our hand(s) this 20th day of December 2023.

GERARD BOMER

DARCY BOMER

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **GERARD BOMER AND DARCY BOMER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 20th day of December 2023.

Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 12/20/23.

Affiant
Date: 12/20/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 20 day of December, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024