Karen Johnson
Batch # 1109905
03/11/2024 03:23:05 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240311-0016816

This Instrument Prepared By and
When Recorded Please Return to:

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

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Cleveland D. Salmon & Marsha E. Salmon 3633 Huntingboro Trail Antioch, TN 37013	NEW OWNER	150 8 134

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, **Cleveland D. Salmon, married** "the Grantor," conveys and quitclaims unto **Cleveland D. Salmon and Marsha E. Salmon, husband and wife** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 488 on the Plan of Phase I, Somerset, of record in Book 6900, Page 690 and 691, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Cleveland D. Salmon, married, by Warranty Deed from Phillips Builders, Inc., dated June 28, 1995, and recorded on July 11, 1995, in Book 9728, Page 189, Register's Office for Davidson County, Tennessee.

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 Grantees herein.

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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 11 day of March, 2024.

_____(SEAL)
Cleveland D. Salmon

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Cleveland D. Salmon, 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 11 day of March, 2024.

JAIMIE HORTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2027
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/16/27

STATE OF TENNESSEE
COUNTY OF Williamson

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

_____
(Affiant)

_____
Notary Public My commission expires: 11/16/27

JAIMIE HORTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2027
COUNTY OF WILLIAMSON