Karen Johnson Davidson County
Batch# 1110937 DEEDQC
03/14/2024 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240314-0017561

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sum

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

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF March, 2024.

Notary Public

My Commission Expires:

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 10-19-2024

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Connie Bradley Guill	SAME	86-4-B-9
401 Sunset Court		
Hermitage, TN 37076		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **Thomas Guill** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys all my right, title, and interest unto **Connie Bradley Guill**, hereinafter called the Grantee**, his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled the Plan of Section One, Sunset Oaks, of record Plat Book 7900, Page 600 and corrected in Book 9092, Page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Guill and Connie Bradley Guill, husband and wife, by Deed from Ronald P. Brice and wife, Katherine G. Brice, dated 08/22/2016 and filed for record on 08/23/2016 in Instrument No. #20160823-0087975, in Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property known as:
(X) improved property known as: **401 Sunset Court, Hermitage, TN 37076**

Witness my hand this 8th day of March, 2024:

Thomas Guill

Thomas Guill

STATE OF **TN**

COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Thomas Guill,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 8th day of March, 2024.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 3-8-24 (date of document).

Affiant Signature

3-13-24
Date

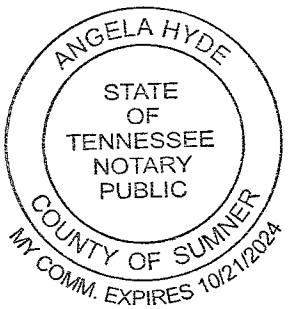
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of March, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: _____