Prepared By:
FRANK WATSON
5410 E County Hwy 30-A
Suite 201
Seagrove, Fl. 32459
Beach

Karen Johnson
Batch # 1126646
04/24/2024 11:40:00 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240424-0029545

SPACE ABOVE FOR RECORDING DATA

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made on this 28th day of ~~November 2017~~ January 2018 by **James A. Kroutter and Janice M. Kroutter**, husband and wife (hereinafter collectively referred to as the "Grantor"), whose address is 809 Luxemburg Dr, Hermitage, TN 37076, to **James Anthony Kroutter and Janice M. Kroutter**, husband and wife, whose address is 809 Luxemburg Dr, Hermitage, TN 37076, **Charles Vincent DiMare, II**, an unmarried man, whose address is 980 Noel Dr., Mt. Juliet, TN 37122, **Magen Marie Kroutter**, an unmarried woman, whose address is 809 Luxemburg Dr, Hermitage, TN 37076, and **Jaimie Leigh Williams**, an unmarried woman, whose address is 3021 Ballenger Dr., Nolensville, TN 37135, *as Joint Tenants with Right of Survivorship* (hereinafter collectively referred to as the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quit claims to Grantee and Grantee's heirs, executors, administrators, and assigns forever the right, title, and interest of Grantor in the following described land(s) situated in Hermitage, Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY REFERENCE.

GRANTOR(S):

James A. Kroutter

James A. Kroutter

Janice M. Kroutter

Janice M. Kroutter

[NOTARY ON FOLLOWING PAGE]

Tax Bills:
Janice Krouttter
809 Luxemburg Dr
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-

Janice Krouttter **Affiant**

Subscribed and sworn before me this the
24 **Day of** April, 2024.
Brodi Wier, **Deputy Register**

STATE OF Florida
COUNTY OF Walton

The foregoing **Quit Claim Deed** was acknowledged before me a Notary in and for the State and County refenced above, duly commissioned and qualified, personally appeared James A. Kroutter and Janice M. Kroutter, who is personally known to me or who has produced _____ as identification and is the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purpose therein contained.

Witness my hand and Notary Seal this 10 day of ~~November 2017~~ January 2018.

Notary Public sign: _____
Print Notary's name: _____
Notary Commission Expires: _____

-- Affix Notary Seal

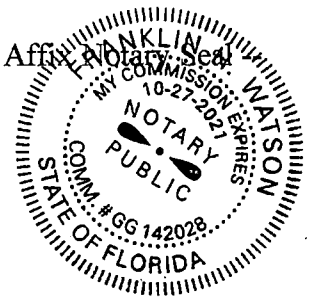


EXHIBIT A

Lot No. 161, Plan of Highlands of Tulip Grove, Section 3, as recorded in Plat Book 4675, Page 140, Register's Office, Davidson County, Tennessee.

Said Lot 161 fronts 72 feet on the easterly margin of Luxemburg Drive and extends back 208.40 feet on the northerly line, and 228.26 feet on the southerly line, to a line on the rear on which it measures 104.92 feet.

Said property being the same property conveyed to James Kroutter and wife, Janice M. Kroutter by Warranty Deed from Richard C. Pipes and wife, Elizabeth R. Pipes dated November 26, 1985, filed of record on November 27, 1985 in Book 6719, Page 323 in the Register's Office for Davidson County, Tennessee.

Map Parcel Number: 75-8-195

Said property being improved property having an address of: 809 Luxemburg Dr, Hermitage, TN 37076