NEW OWNER:
MELANIE SHANNON PARKER, TRUSTEE
4297 GROVE STREET
DENVER, CO 80211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1140937 DEEDQC
05/30/2024 11:51:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240530-0040152

Map & Parcel No.: 07504015200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **MITCHELL A. DENNEY**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MELANIE SHANNON PARKER, TRUSTEE OF THE MITCHELL A. DENNEY IRREVOCABLE TRUST, DATED MAY 21, 2024**, her successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in the DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 429 on the plan of Tulip Grove Section VI, as shown on the plat of the same of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mitchell A. Denney by Quitclaim Deed from Mitchell A. Denney and Pamela O. Denney, dated October 17, 2007, and of record in Instrument No. 20071108-0131899, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mitchell A. Denney and wife, Pamela O. Denney by Deed from Ronald E. Sircy, unmarried, dated September 20, 1996, and of record in Book 10201, Page 38, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property more particularly known as: 504 SAINT PAUL COURT, HERMITAGE, TN 37076.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 21st day of May, 2024.

Mitchell A. Denney
MITCHELL A. DENNEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MITCHELL A. DENNEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2024.

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

James Addison Barry Jr.
NOTARY PUBLIC

My commission expires: 10-30-2024

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Dawn Usher
AFFIANT

Sworn to and subscribed to before me this the 21st day of May, 2024.

JAMES ADDISON BARRY, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

James Addison Barry Jr.
NOTARY PUBLIC

My commission expires: 10-30-2024