Karen Johnson Davidson County
Batch # 1153687 DEEDQC
07/02/2024 10:25:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240702-0049810

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $72,000. Pursuant to TCA 67-4-409(a)(3)(E), this transaction does not require transfer tax.

Affiant / Grantee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2024.

Notary Public

My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
Affix Notary Seal
County of Wilson

Reserved for Register of Deeds

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Bradley T. Hall 1200 Riverbirch Way Hermitage, Tennessee 37076	Bradley T. Hall 1200 Riverbirch Way Hermitage, Tennessee 37076	097-02-0A-187.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Seventy-Two Thousand Dollars and No Cents ($72,000.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, MEGAN ROSE HALL, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto BRADLEY THOMAS HALL, hereinafter called the Grantee, his successors, heirs, and assigns, all of her entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 187, as shown on the map entitled Villages of Riverwood, Section One, Phase 2B, of record as Instrument No. 20120510-0040662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MEGAN HALL and BRADLEY HALL, wife and husband, from JONATHAN SEI, a single man, by Warranty Deed dated January 11th, 2021 and recorded on January 14th, 2021, with Instrument Number 20210114-0006262, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee.

MEGAN ROSE HALL and BRADLEY THOMAS HALL are divorced pursuant to the FINAL DECREE, Case No. 23DV-165, issued in the General Sessions Court for Wilson County, Tennessee, at Lebanon, before the Honorable Ensley Hagan. The final order was entered and filed the 20th day of December, 2023. *The said MEGAN HALL and MEGAN ROSE HALL being one in the same person. The said BRADLEY HALL and BRADLEY THOMAS HALL being one in the same person.*

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 1200 Riverbirch Way, Hermitage, Tennessee, 37076.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 3rd day of May, 2024.

Megan Rose Hall

Grantor – MEGAN ROSE HALL

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MEGAN ROSE HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Mt. Juliet (city), TN (state),

this the 3rd day of May, 2024.

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affix Notary Seal