Karen Johnson
Batch # 1170467
08/16/2024 08:59:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240816-0062714

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Taylor M. Garner
5170 Hickory Hollow Pkwy
No. 121
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
163-05-0B-203.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Richard C. Garner,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Taylor M. Garner, married**, all of my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Lot No. 194, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly hickory Hollow Town Homes), as shown by Plat appearing of record in Instrument No. 20050131-0011265 and as established by Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amendment of record in Book 11167, Page 757, amendment to by-laws of record in Book 11167, Page 759, Supplemental Declaration of record in instrument No. 20050131-0011265, and amendment in Instrument No. 20141231-0119109, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Richard C. Garner and Tracy L. Garner, as husband and wife from Whitney C. Freeman and husband Reece T. Freeman, as Tenants in Common, by Warranty Deed of record in Instrument No. 20170417-0038315, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Richard C. Garner and Taylor M. Garner as tenants in common with rights of survivorship by Quitclaim Deed of record in Instrument No. 20220829-0097017, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5170 Hickory Hollow Parkway, #121, Antioch, TN 37013.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 13th day of August, 2024.

Richard C. Garner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard C. Garner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal on this the 13th day of August, 2024.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 13th day of August, 2024.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027