QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1174785 DEEDQC
08/27/2024 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065833

STATE OF TENNESSEE
COUNTY OF Maury
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAGGAN W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY:
Raulston & Associates, PLLC, 345 Frazier Ave, Ste 103, Chattanooga, TN 37405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Glenda Harris and Shatika N. Ford-Derrick (Name)	City State Bank	075.09-029.00
224 Bonnafield Dr (Address)	5200 Maryland Way, Ste 310	
Hermitage, TN 37076	Brentwood, TN 37027	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Glenda Harris, an unmarried person**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Glenda Harris and Shatika N. Ford-Derrick, as tenants in common with rights of survivorship,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 120 on the Plan of Hermitage Hills Subdivision, Section I as shown by plat of record in Plat Book 2900, page 48 and 49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being same property conveyed to Glenda Harris, by Warranty Deed from Ronnie D. Pegram and Edna Ruth Pegram, dated October 25, 2002 and recorded October 31, 2002, in Instrument No. 02201031-0133561, in the Register's Office of Davidson County, Tennessee.

Same legal description as prior deed.

This is improved property located at 224 Bonnafield Dr, Hermitage, TN 37076.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 17 day of July, 2024.

Glenda Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Glenda Harris**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2024.

My Commission Expires: _____

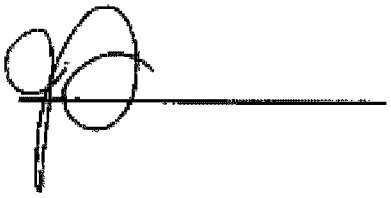
NOTARY PUBLIC

My Commission Expires
September 7, 2026

MICHAEL E TAVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jessica R Gurnee do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 7/17/2024.



7/17/2024
Date

State of TENNESSEE
County of HAMILTON

Sworn and subscribed before me this 17 day of JULY, 2024.

Notary Public
My commission expires: 9.9.2025

