QUITCLAIM DEED

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

Tracy Lee Pine Affiant

Subscribed and sworn before me this the 12 Day of September 2024.

J. Rivera, Deputy Register

~~SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF~~

Karen Johnson Davidson County
Batch # 1180864 DEEDQC
09/12/2024 10:42:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240912-0070378

024.

My Commission Expires: _____

Reserved for Register of Deeds

Affix Notary Seal

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:**
Mr. & Mrs. Gregory E. Pine 5904 S. New Hope Road Hermitage, TN 37076	BAC Tax Services Corporation ATTN: Tax Dept. CA6-919-02-19 P.O. Box 10211 Van Nuys, CA 91410-0211	098 05 0 006.00

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 Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, GREGORY ELLSWORTH PINE, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto GREGORY ELLSWORTH PINE and TRACY LEE PINE, Husband and Wife, hereinafter called the Grantees, their successors, heirs, and assigns, all of the Grantor's 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 No. 116, on the Plane of Lake Park, Section 3, of record in Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to GREGORY ELLSWORTH PINE from LYNDA ANN KENNEDY-PINE, by Quitclaim Deed signed December 28th, 2011 and recorded January 13th, 2012,

GEP

Instrument Number 20120113-0003537, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4787, Book 510, said Register's Office; easements and setback lines as set forth on the above plan of record.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning and 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 5904 S. New Hope Road, 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 Grantees.

IN WITNESS WHEREOF, I set my hand on this the 11 day of September, 2024.

Gregory Ellsworth Pine

Grantor – GREGORY ELLSWORTH PINE

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before me, Tina Mabry (*Printed Name*), Notary Public in and for said county and state, the within named GREGORY ELLSWORTH PINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Hermitage (*city*), Tennessee (*state*) this the 11th day of September, 2024.

T. Mabry

Notary Public – *Signature*

My Commission Expires: July 7, 2025

TINA MABRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Affix Notary Seal