Karen Johnson Davidson County
Batch# 1182447 DEEDQC
09/17/2024 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071918

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075** FILE 2022152	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF SEPTEMBER 2024 NOTARY PUBLIC MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
John H Thiel and Sandra L Thiel, as Trustees of The Thiel Family Trust U/A dated October 26, 2017	Same as new owner	086 12 0D 073.00 CO
(NAME) 7048 Evans Hill Way	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN THIEL AND SANDRA THIEL, HUSBAND AND WIFE**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **JOHN H. THIEL and SANDRA L. THIEL, as Trustees of THE THIEL FAMILY TRUST, U/A dated October 26, 2017,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73, on the plan of RIVERBROOK PHASE 2 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20220617-0069868, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to John Thiel and Sandra Thiel, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated June 21, 2023 and recorded in Instrument 20230621-0047030, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **7048 Evans Hill Way, Hermitage, TN 37076.**

WITNESS my/our hand(s) this 16TH day of September 2024.

John Thiel

Sandra Thiel

STATE OF TENNESSEE
COUNTY OFWILSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **John Thiel and Sandra Thiel**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 16TH day of September 2024.

Notary Public

My Commission Expires: 5-20-28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on 9/16/24.

AFFIANT

DATE: 9/17/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 17 day of September, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027