Karen Johnson Davidson County
Batch# 1197594 DEEDQC
10/24/2024 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241024-0082679

NEW OWNER:

Larry Jason Tucker
300 Donelson Pike
Nashville, TN 37219

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map - Parcel: 075 08 0 013.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JAMES DEATRICK, JR., an unmarried man,** hereinafter called the Grantor, has quitclaimed to the **LARRY JASON TUCKER**, hereinafter called the Grantee, his heirs and/or assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following describes property lying in the Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 197 on the Plan of Tulip Grove, Section 4, of record in Book 4175, Page 12, Register's Office for Davidson County.

Being the same property conveyed to James Deatrick, Jr., an unmarried man, from Joan M. Mosley, as Trustee of Dan C. Mosley Revocable Trust, dated June 25, 2021, by Warranty Deed dated October 15, 2024, of record as Instrument 20241016-0080160, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 606 Denver Dr., Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 23rd day of October, 2024.

JAMES DEATRICK, JR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES DEATRICK, JR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of October, 2024.

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 3/19/2025

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 23rd day of October, 2024.

Notary Public

My commission expires:

TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the 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 law on 10/23/24.

Date

Celia Stewart Rouse

Affiant Signature

10/23/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of October, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY