Karen Johnson Davidson County
Batch# 1231364 DEEDQC
01/29/2025 01:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250129-0006917

# QUITCLAIM DEED

**Address of New Owner:**
Michael Lynch and
Desiree A. Lynch
303 Bonnavue Drive
Hermitage, TN 37076

**Send Tax Bills To:**
OWNER

**Map & Parcel:**
075-05-0 017.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

**Prepared from information furnished by the parties**

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-

affiant
Subscribed and sworn to before me, this the 17th day of January, 2025

Kelsie Holloway
Notary Public
Commission Expires: 4/15/2028

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

I, Michael Lynch do hereby quitclaim to Michael Lynch and Desiree A. Lynch, husband and wife, their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

**Land in Davidson County, Tennessee, being Lot No. 699 on the Plan of Hermitage Hills, Section Seven of record in Plat Book 3300, Page 62 & 63, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Michael Lynch by deed of record at Instrument 20141107-0102876, Register's Office for Davidson County, Tennessee.

This is improved property known as: 303 Bonnavue Drive, Hermitage, TN 37076

Witness my hand this the 17th day of January, 2025.

Michael Lynch

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lynch 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 this 17th day of January, 2025.

Kelsie Holloway
Notary Public

Commission expires: 4/15/2028

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

I, Kelsie Holloway 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 1/17/2025 (date of document).

Kelsie Holloway

Affiant Signature

1/29/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of January, 2025.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

