This Instrument Prepared by:
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Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1235690
02/10/2025 09 28 06 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250210-0009755

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Jason Dennis and
Margaret Dennis
4264 Rachel Donelson Pass
Hermitage, TN 37076

SEND TAX BILL TO:
Same as New Owner

MAP PARCEL NO.:
Map 075, Group 11-0-A,
Parcel 137 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JASON DENNIS,** a married man, ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JASON DENNIS** and **MARGARET DENNIS**, husband and wife, and their successors, heirs and assigns. The real estate is described as follows:

> BEING Lot No. 97 on the Plan of Phase Four-B, Heritage Meadows, of record in Instrument 20031111-0164698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason Dennis, an unmarried man, by Warranty Deed from Frank Batson Homes Inc., dated March 25, 2005, recorded March 29, 2005, of record in Instrument 20050329-0034090, in the Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 29th day of January, 2025.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13 2025

This is improved property known as 4264 Rachel Donelson Pass, Hermitage, TN 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 29th day of January, 2025.

JASON DENNIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON DENNIS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of January, 2025.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025