This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Troy Warner and wife, Renita Warner and Bobby Warner, unmarried** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Troy Warner and wife, Renita Warner and Bobby Warner, an unmarried man and Joshua L. Warner, an unmarried man** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Plat of Hobson Chapel Subdivision, of record in Book 7900, Page 776, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy Warner and wife, Renita Warner, and Bobby Warner, unmarried, by virtue of that certain Warranty Deed dated May 3, 2024, and being of record at Instrument No. 20240506-0033189, in the amount of 375,000.00, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24 day of **February, 2025.**

Troy Warner

Renita Warner

Bobby Warner

Karen Johnson Davidson County
Batch# 1240579 DEEDQC
02/25/2025 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Troy Warner, Renita Warner and Bobby Warner**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **February, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.00.

Joshua Lee Warren
AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **February, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS: **406 Chapel Ave**
Nashville, TN 37206

TAX PARCEL NO.: **08302033700**

PROPERTY OWNER: 300 Jacksonian Dr.
OWNER'S ADDRESS: Hermitage, TN 37076

MAIL TAX BILLS TO: 300 Jacksonian Dr.
Hermitage, TN 37076

Certificate of Authenticity

I, Holly A Mason, 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 2/24/25.

Affiant Signature

2/24/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of February, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028