THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 097020-A
PARCEL 272 00

NEW OWNER S ADDRESS
Derek Wade Travers
1439 Riverbrook Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch # 1248910 DEEDQC
03/21/2025 09 42 04 AM 2 pgs
Fees $12 00 Taxes $0 00
20250321-0021063

SEND TAX BILLS TO
Freedom Mortgage
P O Box 50485
Indianapolis, IN 46250-0485

PREPARERS DISCLAIMER This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Miranda L Travers, Grantor, by these presents do hereby quitclaim and convey unto Derek Wade Travers, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Plat Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek Wade Travers and Miranda L. Travers, husband and wife by Warranty Deed dated 9/27/24 from Mary K. Lane, unmarried of record in Instrument No. 20241003-0076703, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as. 1439 Riverbrook Drive, Hermitage, TN 37076

This property was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 17th day of March 2025

Miranda L Travers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Miranda L. Travers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 17th day of March 2025.

Notary Public
My Commission Expires 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0

Affiant

Sworn and subscribed before me, this the 17th day of March 2025.

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY