QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1256051 DEEDQC
04/03/2025 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250403-0025474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~NOVEMBER, 2024.~~ April, 2025

Notary Public
Date of Expiration:

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-15-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Hampton F. Mauzy	**NEW OWNER**	**098 02 0A 017.00**
(NAME)	(NAME)	
7152 Silverwood Trl		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Lani M. Skidmore**, ("Grantor") do hereby quitclaim unto **Hampton F. Mauzy** ("Grantee"), his heirs, successors, and assigns, any and all interest that I have in that certain real property located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot 17, on the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lani M. Skidmore and Hampton F. Mauzy, wife and husband, by a Warranty Deed from Blackstone Builders, Inc., of record in Instrument 20230629-0049843, Register's Office for Davidson County, Tennessee; the said Lani M. Skidmore and Hampton F. Mauzy have since divorced.

BEING improved real property commonly known as **7152 Silverwood Trl, Hermitage, TN 37076.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 19th day of November, 2024.

Lani M. Skidmore

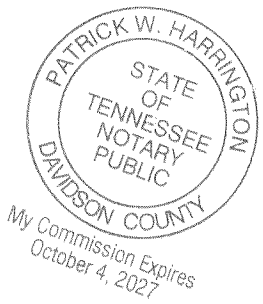
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lani M. Skidmore, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2024.

Notary Public
My Commission Expires: 10/04/2027



True Copy Certification

I, John W. Bishop, 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 this the 19 day of November, 2024.

Affiant Signature
Date 4/3/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026