THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1311125
08/18/2025 08 25 45 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250818-0065390

This conveyance is exempt from conveyance tax
Pursuant to Tenn. Code Ann. § 67-4-409(1)(c)(v) *et seq.*

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided to the Preparer by the parties to this instrument or their agent(s) and solely at their request No title search has been requested of or performed by the Preparer, and the Preparer has given no advice or guarantee regarding title to the property, and has given no advice with regard to taxation, estate planning, or any other matters regarding the making of this transfer The acceptance, use, signature, and recording of this instrument indicates the parties' understanding and assent to these terms

QUITCLAIM DEED

Address of New Owners	Send Tax Bills To	Tax ID#
CODY R LITWILER 7000 Bonnacrest Drive Hermitage, TN 37076	Owner	075 09 0 010 00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BRITTANY N. LITWILER**, hereinafter called the Grantor, do hereby Quitclaim unto **CODY R. LITWILER**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot **No. 584, on the plat of Hermitage Hills, Section 6**, of record in Book 3300, Page 10, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cody R Litwiler, a single man, by Warranty Deed from Westwood Communities, Inc , of record on 03/20/2015, at Instrument No 20150320-0024200, Davidson County Register of Deeds; being further and last conveyed by Cody R Litwiler in order to create a Tenancy by the Entirety in and to himself and Brittany N Litwiler by Quitclaim Deed of record at Instrument No 20180731-0074688, Davidson County Register of Deeds.

This is property commonly known as 7000 Bonnacrest Drive, Hermitage, TN 37076 *
*Note An address is not a legal description of real property

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law

Witness my hand this 14th day of August, **2025**

BRITTANY N. LITWILER

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRITTANY N. LITWILER** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 14th day of August, **2025**

Notary Public

My Commission Expires _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JUNE 14, 2026