Karen Johnson Davidson County
Batch# 1409778 DEEDQC
04/22/2026 11:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260422-0033252

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tammy Tomlin 209 Bonnafield Dr. Hermintage, TN 37076	SAME	075-09-0-038.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of April, 2026, between **Allen Tomlin and Tammy Tomlin,** residents of Davidson County, Tennessee (collectively, "Grantor"), and **Tammy Tomlin**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No 593, on the Plan of Section Six, Hermitage Hills, of record in Book 3300, page 10, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Tract II:
Land in Davidson County, Tennessee, and further described as follows: BEGINNING at a point, said point being the Southeast corner of Lot No. 593, Section Six, Hermitage Hills Sudivision, of record in Book 3300, page 10, said Register's Office, said point beginning also being the Northwest corner of Tract 1, described above; thence along the East boundary line of above mentioned Lot No. 593, North 4 deg. 12 min. West 68.45 feet to a point, said point being the Northeast corner of Lot 593; thence South 86 deg. 8 min, East 16.0 feet to a point; thence South 4 deg. 12 min. West 67.43 feet to a point; thence North 89 deg. 47 min. West, 16.04 feet to the point of beginning and containing .025
acres, more or less.
Being the same property conveyed to Allen Tomlin and wife, Tammy Tomlin by warranty deed from Brad Smotherman of record in Instrument No. 20190515-0045566, said Register's Office.

This is improved property known as: **209 Bonnafield Drive, Hermitage, TN 37076.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Allen Tomlin

_____(L.S.)
Tammy Tomlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Allen Tomlin and Tammy Tomlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 21st day of April, 2026.

_____
Notary Public
My Commission Expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

_____
Affiant/Grantee

Subscribed and sworn to before me this 21st day of April, 2026.

_____
Notary Public
My commission expires: 3/5/30

R. HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 21, 2026

April 22, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 22 day of April, 2026

Notary Public: _____

My Commission Expires: 7.6.26