Karen Y Johnson Davidson County
Batch# 137653 DEEDQC
09/06/2018 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180906-0088460

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Return to:
AMERICAN HOME TITLE
American Home Title
4501 Charlotte Park Dr.
Suite120
Charlotte, NC 28217

rder Number: 180848965TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantors **Clara R. Coleman, an unmarried woman, and Matthew W. Oakes, married to Kendra L. Oakes,** for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantees, **Matthew W. Oakes and Kendra L. Oakes, Husband and Wife**, whose address is 110 Sarver Avenue, Madison, Tennessee 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being part of Lots A and B on the corrected map of the W. P. Ready Subdivision of the E. H. Thornton tract of land as of record in Book 332, Page 110, said Register's Office, more particularly described as follows:

Beginning at an iron pin at a point in the Southerly margin of Sarver Avenue, formerly Madison Avenue, 180 feet from the Southeast corner of Pierce Avenue and Sarver Avenue, and extending in an Easterly direction in a straight line along the Southerly margin of Sarver Avenue, for a distance of 60 feet, fronting on Sarver Avenue and extending back between parallel lines 200 feet to a dead line on which it measures 60 feet.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 043 01 0 118.00

Street address of property: 110 Sarver Avenue, Madison, Tennessee 37115

Prior Instrument Reference by which Grantor acquired title: Instrument Number 20010719-0076903 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Matthew W. Oakes and Kendra L. Oakes, 110 Sarver Avenue, Madison, Tennessee 37115

Signed this 31 day of August, 2018.

Signature of Grantor (1 of 2):

Clara R. Coleman

Clara R. Coleman

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 31 day of August, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Clara R. Coleman, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Ella K. Butler Commission Expiration: 9-7-2020

Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Signed this 31 day of August, 2018.

Signature of Grantor (2 of 2):

Matthew W. Oakes

Matthew W. Oakes

STATE OF Tn, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 31 day of August, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Matthew W. Oakes, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Commission Expiration: 9-7-2020

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Property Address: 110 Sarver Avenue, Madison, Tennessee 37115
Tax Parcel: 043 01 0 118.00

Oath of Consideration

I or we, Clara R Coleman, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 31 day of August, 2018.

Signatures of Affiant(s):

Clara R Coleman

Sworn and subscribed before me this 31 day of August, 2018

Ella K. Butler
Notary Public

Commission Expiration: 9-7-2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, John Midler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA