Karen Y Johnson Davidson County
Batch# 153415 DEEDQC
10/23/2018 10:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181023-0104896

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Kathy Johnson
247 Old Waldron Road
LaVergne, TN 37086

Send Tax Bills To
Same

Map-Parcel No.
162 10 0 113.00

Quitclaim Deed

Grantor: Wanda Sue Haddock
Grantee: Kathy Johnson

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 113 on the plan of BrookView-Estates, Section 2, of record in Book 4460, page 163, Register's Office for said County.

SAID Lot No. 113, which is a corner lot, fronts 57.68 feet on the southeasterly margin of Roxanne Drive and fronts 53.29 feet on the southwesterly margin of Roxanne Court, said frontages being joined by a curve having a length of 36.66 feet, and extends back 90.28 feet on the southeasterly line and 147.08 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Hershel Haddock and wife, Wanda Sue Haddock by deed from Jesse F. Garcia and wife, Ellen E. Garcia, of record in Book 7655, Page 587, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4689, Page 13, Register's office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4689, Page 561, said Register's Office, and to the matters set forth in the above reference plan of record.

This is improved property, known as: 561 Roxanne Dr., Antioch, TN 37013.

Hershel Haddock and Wanda Sue Haddock were married in Click and type city or county , Click and type state , on Click and type date . At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Click and type deceased in Click and type city or county , Click and type state , on Click and type date ; and Wanda Sue Haddock conveys as surviving tenant by the entirety.

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

Wanda Sue Haddock

Wanda Sue Haddock, Grantor

State of Tennessee
County of Sumner

On October 19, 2018, before me personally appeared Wanda Sue Haddock, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Kathy Johnson
Kathy Johnson, Grantee

Sworn to and subscribed before me on October 19, 2018.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati K. Bedwell a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER