Karen Johnson Davidson County
Batch# 219268 DEEDQC
04/17/2019 03:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190417-0035499

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

Record and Return to:
Debbie L. Kelly
5188 Preserve Boulevard
Antioch, TN 37013

Order Number: 00249794

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Debbie Kelly, f/k/a Debbie L. Moss, an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Debbie Kelly, an unmarried woman,** whose address is 5188 Preserve Boulevard, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being all of Lot No. 99, on the plan of Final Plat, Phase I, Section II, the Preserve at Old Hickory "Cluster Lot Subdivision", a planned unit development, according to plat and survey appearing of record in instrument no. 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

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

County Parcel Number: 175 06 0A 143.00.
Street address of property: 5188 Preserve Boulevard, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 201506220059236 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Debbie L. Kelly, 5188 Preserve Boulevard, Antioch, TN 37013

Signed this 04 day of April, 2019.

Signature of Grantor(s):
Debbie Kelly, f/k/a
Debbie L. Moss

Debbie Kelly, f/k/a
Debbie L. Moss

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of April, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Debbie Kelly, f/k/a Debbie L. Moss, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) 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.

Karen R. Campbell
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Property Address: 5188 Preserve Boulevard, Antioch, TN 37013
Tax Parcel: 175 06 0A 143.00

Oath of Consideration

I or we, Debbie Kelly f/k/a Debbie L Moss, 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 4 day of April, 2019.

Signatures of Affiant(s):

Debbie Kelly f/k/a
Debbie L. Moss

Sworn and subscribed before me this 4th day of April, 2019

Karen R. Campbell
Notary Public

State of Tennessee
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Commitment No 249794

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. 99, ON THE PLAN OF FINAL PLAT, PHASE I, SECTION II, THE PRESERVE AT OLD HICKORY "CLUSTER LOT SUBDIVISION", A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20061031-0135248, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Parcel ID: 175 06 0A 143.00

Commonly known as 5188 Preserve Boulevard, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 201506220059236 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

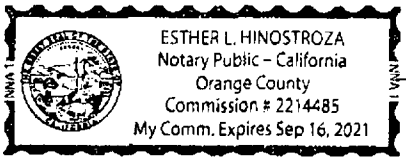
I,____Merna Emsis_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Merna Emsis_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)