Karen Johnson Davidson County
Batch# 227616 DEEDQC
05/08/2019 03:19:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190508-0043293

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

SUBSCRIBED A
DAY OF MAY,

MY COMMISSIO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

_____, **Affiant**

Subscribed and sworn before me this the
8 **Day of** May, 2019.

Pamela Wells, **Deputy Registe**

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan and Shawna Rader	NEW OWNER	06408001400
(NAME) 4765 Kennysaw Drive		
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SHAWNA D. FELLOWS N/K/A SHAWNA D. RADER AND NATHAN RADER SR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAWNA D. RADER AND NATHAN D. RADER SR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot 336 on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawna D. Fellows and Nathan Rader, Sr., wife and husband by Deed dated May 17, 2016 from James W. Wilson and wife, Kam M. Wilson, recorded May 25, 2016, in Instrument Number 20160525-0052541, in the Official Records of Davidson County, Tennessee. The said Shawna D. Fellows now known as Shawna D. Rader.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ☒ property, known as 4765 Kennysaw Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 8th day of May, 2019

Shawna D. Rader
F/K/A Shawna D. Fellows

Nathan D. Rader, Sr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ___ day of May, 2019, before me personally appeared Shawna D. Rader and Nathan Rader, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2019

Toni Renee Smart
State of Tennessee
Notary Public
Davidson County

Notary Signature
My commission expires: