Karen Johnson Davidson County
Batch# 261622 DEEDQC
07/24/2019 02:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190724-0072717

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

Record and Return to:
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

Order Number: FTBREF19160030

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Carmin Wolff, married, herein joined by her spouse Bryan J. Wolff,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Carmin Wolff and Bryan J. Wolff, wife and husband, as joint tenants with rights of survivorship,** whose address is 2109 Christina Court, Hermitage, TN 37076, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:
Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Plat for Monticello, a Cluster Lot Development, of record in Instrument No. 20060328-0035050 and in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Carmin Wolff, married by Warranty Deed from John Woods, unmarried man, dated December 9, 2016, recorded on December 15, 2016 as Instrument 20161215-0131432.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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: 087-01-0B-003.00-CO
Street address of property: 2109 Christina Court, Hermitage, TN 37076
Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20161215-

0131432 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Carmin Wolff & Bryan J. Wolff, 2109 Christina Court, Hermitage, TN 37076

Signed this 18 day of July, 2019.

Signature of Grantor:

Carmin Wolff

Carmin Wolff

B J. Wolff

Bryan J. Wolff

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

exp date 01-03

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18th day of July, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Carmin Wolff and Bryan J. Wolff**, 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.

Anne Marie Vaughan
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.

Property Address: 2109 Christina Court, Hermitage, TN 37076
Tax Parcel: 087-01-0B-003.00-CO

Oath of Consideration

I or we, Carmin Wolff, 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 $ 0.00.

Signed this 18th day of July, 2019.

Signatures of Affiant(s):

Carmin Wolff

Sworn and subscribed before me this 18th day of July, 2019

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exp date 01-03-23

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: FTBREF19160030

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Plat for Monticello, a Cluster Lot Development, of record in Instrument No. 20060328-0035050 and in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carmin Wolff, married by Warranty Deed from John Woods, unmarried man, dated December 9, 2016, recorded on December 15, 2016 as Instrument 20161215-0131432.

APN: 087-01-0B-003.00-CO

Commonly known as: 2109 Christina Court, Hermitage, TN 37076

True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573