Karen Johnson Davidson County
Batch# 290026 DEEDQC
09/24/2019 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190924-0096698

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

Record and Return to:
Tondia L. Joseph
3705 Windshore Way, Antioch, TN 37013

Order Number: 11060-310286
Ref#: 190306642

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Tondia L. Joseph formerly known as Tondia L. Johnson, a married woman**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Tondia L. Joseph, a married woman**, whose address is 3705 Windshore Way, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the final plat, resubdivision of Lots 45, 46 & 47 of Windhaven Shores, Section Two of record in Instrument No. 20040907-0107709, Register's Office for said County, to which reference is made for a more complete description.

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.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as 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: 150 16 0A 063.00
Street address of property: 3705 Windshore Way, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20060515-0056962 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Tondia L. Joseph, 3705 Windshore Way, Antioch, TN 37013

Signed this 13TH day of APRIL, 2019.

Signature of Grantor(s):

Tondia Joseph formerly nonc as Tondia Johnson

Tondia L. Joseph formerly known as
Tondia L. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 13TH day of APRIL, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Tondia L. Joseph formerly known as Tondia L. Johnson, 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.

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.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Property Address: 3705 Windshore Way, Antioch, TN 37013
Tax Parcel: 150 16 0A 063.00

Oath of Consideration

I or we, Tondra L Joseph, 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 or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13TH day of APRIL, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 13TH day of APRIL, 2019

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I,____Erika Olivo _____, 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, ____Erika Olivo_____ 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: Sep 16, 2021

Notary' Seal (if on paper)

ESTHER L. HINOSTROZA
Notary Public - California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021