Karen Johnson Davidson County
Batch# 296675 DEEDQC
10/07/2019 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191007-0102115

Prepared By:	Record and Return To:	Mail Tax Statements to: Grantee:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	AHT 4501 Charlotte Park Dr, Ste 120, Charlotte NC 28217	804 Garret Way Ct Antioch, TN 37013

Order Number: 1909400TN-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brock W. Flowers married to Hannah C. Flowers,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Brock W. Flowers and Hannah C. Flowers, Husband and Wife, as joint tenants with right of survivorship,** whose address is 804 Garrett Way Ct., 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. 51 on the Plan of Section Three, Stanford Village, RS10 Cluster Development, of record in Plat Instrument No. 200112170139079, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate 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.

Subject to all matters shown on the plat of record in Plat Instrument No. 20011217-0139079, in the Register's Office for Davidson County, Tennessee, Covenants. Conditions, easements and restrictions of record in Instrument No. 200002030011283, Amended and Restated Declaration of record in Instrument No. 200002280019107, First Amendment of record in Instrument No. 200003010020280, Second Supplementary Declaration of record in Instrument NO. 20020123-009420, Bylaws of record in Instrument No. 200002170016311, in the Register's Office for Davidson County, Tennessee, Agreement Regarding Use of Property for Flood Plain Calculations of record

in Book 11493, Page 254, in the Register's Office for Davidson County, Tennessee, Easement contained in Right of Way Agreement of record in Book 4218, Page 425, Book 4229, Page 43, in the Register's Office for Davidson County, Tennessee, Easement contained in Right of Way Deed of record in Book 2739, Page 637, Book 2740, Page 181, in the Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, Page 794, in the Register's Office for Davidson County, Tennessee, Right of Way Easement of record in Book 11263, Page 503, in the Register's Office for Davidson County, Tennessee, Easement of record in Instrument No. 20010329-0030191, in the Register's Office for Davidson County, Tennessee, Common Area Quit Claim Deed of record in Instrument No. 20040422-0045792 in the Register's Office for Davidson County, Tennessee, Charter of Stanford Village Homeowners Association, Inc. of record in Instrument No. 200002170016310, in the Register's Office for Davidson County, Tennessee; and

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: 173110A07200CO
Street address of property: 804 Garrett Way Ct., Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180525-0050205 in the Recorder's Office, Davidson County, Tennessee.

Signed this 27 day of September, 2019.

Signature of Grantor(s):

Brock W. Flowers

Hannah C. Flowers

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27 day of September, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brock W. Flowers and Hannah C. Flowers, 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 their 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

Property Address: 804 Garrett Way Ct., Antioch, TN 37013
Tax Parcel: 173110A07200CO

Oath of Consideration

I or we, Brock W. Flowers Hannah C. Flowers, 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 $ Ø.

Signed this 27 day of September, 2019.

Signatures of Affiant(s):

Brock W Flowers

Hannah C Flowers

Sworn and subscribed before me this 27 day of September, 2019

Notary Public

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA