Karen Johnson Davidson County
Batch# 356810 DEEDQC
02/11/2020 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200211-0015743

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: BACREF20200544

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joshua Lee House, a married person, who acquired title as a single man, herein joined by his spouse Angela Grace House,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joshua Lee House, a married person,** whose address is 3205 Demetros Court, Nashville, TN 37217-3455, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

BEING Lot 57, on the Plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Lee House, a single man by Warranty Deed from Christopher L. Jones, unmarried, dated March 2, 2018, recorded on March 8, 2018 as Instrument 20180308-0021883.

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: 136050A10000CO
Street address of property: 3205 Demetros Court, Nashville, TN 37217-3455

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument 20180308-0021883 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Joshua Lee House, 3205 Demetros Court, Nashville, TN 37217-3455

Signed this 5 day of February, 2020.

Signature of Grantor:

Joshua Lee House

Angela Grace House

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5 day of Feb, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Joshua Lee House and Angela Grace House**, 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.

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/22/2022
RUTHERFORD COUNTY

Property Address: 3205 Demetros Court, Nashville, TN 37217-3455
Tax Parcel: 136050A10000CO

Oath of Consideration

I or we, Joshua Lee House, 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 5 day of Feb, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 5 day of Feb, 2020

Notary Public

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2022
RUTHERFORD COUNTY

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